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Sean K. Moynihan
Partner
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June 25, 2026

VIA EMAIL

[REDACTED]

**Re: Santa Rita Ranch III Homeowners Association
Response to Records Request and Latest Inquiries**

[REDACTED]

[REDACTED]

As you know, we are the attorneys for Santa Rita Ranch III Homeowners Association (“Association”). We have reviewed the letter and enclosures you provided to the Association on June 12, 2026, which contained several requests to examine Association records pursuant to A.R.S. § 33-1805. To fulfill these requests, you may contact the Association’s managing agent, AAM, LLC, to schedule an appointment at their offices. To the extent the Association has records in its possession that are responsive to your requests, those records will be made available to you at that appointment. Please understand the Association will not generate new records to satisfy any requests that do not identify records already in the Association’s possession. If you wish to receive any copies of the records you examine, then you may purchase them at a cost of \$0.15 per page. Any copies you purchase will be mailed to you within ten (10) business days of purchase.

We recognize your letter included several other questions for the Association. Our client declines to answer those questions at this time. Instead, the Association has asked us to inquire whether you would be agreeable to schedule a phone call with me to discuss your concerns in more detail. If you are amenable to that idea, please let me know your availability in July by sending an email to me at sean@smithwamsley.com.

Finally, the Association wanted us to convey that the Board and management are interested in and receptive to homeowner feedback. Your community manager, Ken Inskeep, is always available to take your call and discuss any concerns you may have about the community and its governance. Mr. Inskeep is professionally accredited and has many years of experience in this industry. However, presenting your concerns in formal legal demands with extensive requests for Association records creates a substantial administrative burden. It also necessitates the involvement of legal counsel, which is expensive. As a nonprofit organization, the Association endeavors to keep its expenses manageable and to efficiently allocate its administrative resources to accomplish a myriad

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of responsibilities. Any increased administrative and legal expenses are ultimately borne by the members because the Association is solely funded through the assessments your neighbors and you pay.

It is our client's sincere belief that engaging in conversation about your concerns will resolve them in a productive way and avoid monopolizing its limited time and financial resources. If you would like to schedule time to speak with Mr. Inskeep, and to set your appointment to examine the requested records, please contact him by email at kinskeep@associatedasset.com.

SMITH & WAMSLEY, PLLC

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean K. Moynihan", written over a horizontal line.

Sean K. Moynihan