

August 4, 2026 - Email from owner

Date: August 4, 2026

From: [Owner]

To: Ken Inskeep

Cc: Marie Perez; Noel Hengst; Kat Boswell; Sean Moynihan

Subject: Re: Santa Rita Ranch III - Formal Statutory Contest and Appeal - Compliance No. [Household identifier redacted]

Personal identifiers and protected personal details have been removed. This is a text rendering, not the raw email. Statements are the correspondents' positions, not adjudicated findings.

Mr. Inskeep,

Thank you for confirming receipt of my appeal and records request and for advising that the appeal will be considered during a Board meeting in general session. The certified package was mailed yesterday, August 3, 2026, and should arrive shortly if it has not already been delivered. It contains the same formal filing and supporting exhibits that were transmitted electronically.

I will not be available for the August 26 Board meeting because [Personal medical or family information redacted]. Please continue the appeal to the Association's regular September Board meeting, which will be acceptable. Please also confirm that the appeal will remain docketed and pending until that meeting and will not be denied or administratively closed because I cannot attend on August 26.

I am likewise unavailable for the proposed records review on August 11. [Personal medical or family information redacted] Electronic production remains my preference and would eliminate the scheduling problem. My records request remains outstanding and unchanged; because electronic production remains available, I do not agree that my inability to attend this particular two-hour window restarts or extends any applicable statutory deadline.

Before we select another inspection date, please provide a brief manifest keyed to the numbered categories in Schedule A. For each category, please indicate:

1. the records that will be made available for inspection; 2. the records that will be produced electronically; 3. the approximate volume and format of the responsive material; 4. whether no responsive record exists or could be located; and 5. whether any record or portion will be withheld or redacted and, if so, the applicable statutory basis.

That information will allow us to determine whether an in-person examination is still necessary, estimate the time reasonably required, and schedule an appropriately sized review without unnecessarily consuming either party's time.

If an in-person examination remains necessary, I intend to use my phone or a portable scanning application to photograph or scan the records as part of my examination. I am not asking the Association to create those copies for me. [Personal medical or family information redacted]

A.R.S. § 33-1805(A) prohibits charging a member for making records available for examination while separately allowing a charge of up to fifteen cents per page when the member asks the Association to furnish copies. My photographing or scanning the records made available for review is part of my examination and does not require the Association to create copies. If the Association intends to prohibit that method of examination, please identify the specific governing-document provision, duly adopted Board policy, or statutory authority supporting the restriction and explain what alternative accommodation will permit me to retain and examine the records electronically at my own pace.

The Association controls the responsive records and any claimed exemptions and is therefore responsible for completing all lawful redactions before the inspection. I cannot reasonably be expected to determine during the review what information the Association believes is privileged, exempt, confidential, or otherwise legally protected. I will understand records intentionally made available for examination to be the Association's nonexempt production and available for photographing or scanning as part of that examination. If the Association later contends that a specific item was inadvertently disclosed and is privileged or otherwise legally protected, it should promptly identify the particular item and the legal basis for that assertion. I will preserve and segregate any specifically identified item pending resolution of the claim. That limited safeguard does not shift the Association's pre-production review and redaction responsibility to me.

If I want the Association to furnish paid paper copies of particular records, I will identify them after review. Please do not incur copying charges without first notifying me of the anticipated page count and cost.

Please confirm the September meeting date when available, that the appeal will remain pending in the meantime, and whether the Association will provide electronic records or alternative inspection dates after first supplying the requested Schedule A manifest.

Thank you,

[Owner] [Home address redacted] [Home locality redacted] [Personal email redacted]

Editorial and provenance notes

Source record: SRC-000263. The complete raw email and original headers are retained privately.

Family health information

Medical appointment and physical limitations

Personal medical basis for scanning accommodation; scanning request and general response retained