

August 5, 2026 - Email from Sean Moynihan

Date: August 5, 2026

From: Sean Moynihan

To: [Owner]

Cc: Ken Inskeep; Marie Perez; Noel Hengst; Kat Boswell; Kim Ferguson; Lisandra Ruiz

Subject: RE: RESPONSE - 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.

[Owner],

The Association also asked me to address the portions of your pending records request that seek to inspect internal Association emails. Emails exchanged between directors or between directors and management are not a part of the Association's official records subject to inspection. Unless an email is reviewed and approved by the full Board as an official communication to be sent on the Association's behalf, or it is otherwise preserved in the Association's official records, such as in a homeowner's lot file, internal emails are not records of the Association as contemplated in the statute.

Accordingly, internal emails will not be made available for your inspection at the appointment you schedule with management. The other records you requested, such as violations or other records related to the violation that are kept in your lot file or otherwise stored in the Association's official files will be available for your examination at the time you choose to schedule.

Best regards, Sean

[Inline image omitted] 2940 North Swan Road, Suite 212, Tucson, AZ 85712 5010 East Warner Road, Suite 203, Phoenix, AZ 85044 smithwamsley.com Sean K. Moynihan Partner | SMITH + WAMSLEY | Bio Direct 520.492.9911 | sean@smithwamsley.com The information in this email is intended solely for the individual or entity named herein. Reply "STOP" if you wish to no longer receive emails from this email address.

Editorial and provenance notes

Source record: SRC-000257. The complete raw email and original headers are retained privately.

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Repeated quoted thread history omitted; separate messages retain the substantive exchange.