

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-026153

01/13/2026

HONORABLE ADELE PONCE

CLERK OF THE COURT
L. Gilbert
Deputy

ARROWHEAD LAKES HOMEOWNERS
ASSOCIATION

EMILY ELIZABETH COOPER

v.

ANTHONY FOWLER, et al.

C ADAM BUCK

JUDGE PONCE

MINUTE ENTRY

ECB 714-VC

8:30 a.m. This is the time set for a Status Conference Regarding a Discovery Dispute. Plaintiff is represented by counsel, Emily Elizabeth Cooper and Eadie Rudder. Defendants are represented by counsel, Lori Metcalf, appearing for counsel of record, C. Adam Buck. All parties appear virtually.

A record of the proceedings is made digitally in lieu of a court reporter.

Discussion is held and argument is presented.

For the reasons stated on the record,

IT IS ORDERED denying the relief requested by Defendants. Defendants may file a formal motion setting forth specific criteria, which includes what documents Defendants are asking the Court to review, what they are, how long they are, what they contain, what's purported to be redacted, and what has presumably already been disclosed or reviewed.

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Discussion is held and argument is presented regarding Defendant's October 31, 2025 Motion to Compel the Association's Rule 34(A)(2) Inspection of Subject Property.

IT IS ORDERED taking this matter under advisement.

9:33 a.m. Matter concludes.

LATER:

The Court heard argument regarding the motion to compel inspection filed by Plaintiffs on October 21, 2025. At the time of the discussion, Defendants maintained that they are not asserting any sort of damage claim based on any alleged damage to the interior of their property. Defendants also agreed that Plaintiff's expert could access the back and side of the exterior of the property to inspect the addition. The Court also reviewed the motion to compel, as well as the response filed by Defendants' and Plaintiff's reply.

IT IS THEREFORE ORDERED that Plaintiff's expert shall be granted access to inspect the exterior of the addition, including access to the back and side of the addition, as well as the roof. Defense Counsel may accompany the expert but members of the HOA shall not attend the inspection. The parties may work together to determine if they can reach an agreement on any sort of waiver. The absence of an agreement on waiver, however, shall not preclude the expert's inspection. The parties shall also work together to agree on a date for the inspection.