



All Residents can see this Invoice

MULCAHY LAW FIRM, P.C.

3001 E. Camelback Rd., Suite 130
Phoenix, Arizona 85016

Date: May 1, 2019

Billed through: April 30, 2019

Email: jyoung@mulcahylawfirm.com

Phone No. 602-424-4135 ext. 309

Tax ID Number: 86-0842765

The Dobson Association, Inc.

Attn: Board of Directors

2719 South Reyes

Mesa, Arizona 85202

Matter No: 7824-001

Invoice No. 181966

DATE	DESCRIPTION	HOURS	AMOUNT	TIMEKEEPER
MATTER:	7824-001			
RE:	<i>General Account</i>			
Apr-01-19	Prepared agenda and subjects for boot camp with the Board	0.80	280.00	BEM
	Review email from Lynelle regarding: architectural guidelines; drafted response regarding: same	0.30	82.50	PM
	Review flyer from Ron regarding: running for the Board; review email from Ron regarding: news reporter/architectural guidelines	0.20	55.00	PM
	Compare my notes on Dobson architectural charter to adopted charter in response to Lynelle's email	0.20	55.00	PM
	Prepare Board training agenda with Beth; strategize with Beth regarding: media response and parking issue regarding: 33-1818 and architectural guidelines; drafted email to Ron regarding: media; drafted email to Ron and Lynelle regarding: CC&R recording issue	1.30	357.50	PM
Apr-02-19	Review email from Lynelle regarding: ad hoc committees; drafted legal response regarding same	0.10	27.50	PM
	Review email from Lynelle regarding:	0.20	55.00	PM

	speaking at annual meetings; drafted legal response regarding: same			
	Begin looking through documents from Lynelle regarding: recorded CC&R issue; drafted email to Ron regarding: architectural review and board training session	0.60	165.00	PM
Apr-03-19	Spoke to Ron Ricci regarding: annual meeting/board orientation session	0.60	165.00	PM
	Review email from Lynelle regarding: next door posting	0.10	27.50	PM
	Correspond with Lynelle regarding: records request question regarding: attorneys fees	0.10	27.50	PM
Apr-04-19	Spoke to Lynelle regarding: committee meetings/annual meeting	0.40	110.00	PM
	Review Dobson common area CC&Rs regarding Board authority for strategy on recorded cc&rs	0.40	110.00	PM
	Strategize regarding: CC&Rs/board authority	0.50	137.50	PM
	Review articles of incorporation and bylaws and recorded notice regarding: subdivision CC&Rs; drafted outline of issues in preparation for call with Board	1.50	412.50	PM
Apr-05-19	Preparation for call with the board regarding enforcement of documents; architectural guidelines, research regarding Don Dyekman recorded document, individual CCRs, how much authority master association has; review of master association bylaws and articles	1.10	385.00	BEM
	Preparation for and telephone call with the Board Member and manager regarding Annual Meeting and ARC Guidelines	1.20	420.00	BEM
	Spoke to Lynelle and Ron regarding: annual meeting	0.70	192.50	PM
	Reviewed email from manager regarding proxy voting; research and strategy regarding the same; drafted email in response	0.40	98.00	BB
Apr-08-19	Review of email from Board President	0.40	140.00	BEM

	regarding media coming to Annual Meeting; drafted response email to client regarding same			
	Review three email threads from over the weekend regarding: preparation for executive sessions	0.30	82.50	PM
	Spoke to Lynelle regarding: Board email/addressing comments regarding: open meeting law	0.20	55.00	PM
	Drafted response email to Ron regarding: Board use of email	0.10	27.50	PM
	Review email from Lynelle regarding: records request	0.10	27.50	PM
	Spoke to Ron Ricci regarding: records request/annual meeting/executive board training topics	0.40	110.00	PM
	Reviewed email from manager regarding disclosing board emails; reviewed email from Ben Smith; reviewed relevant Arizona law; drafted email to manager in response	0.50	122.50	BB
Apr-09-19	Preparation for, travel to and from and attendance at Annual Meeting	4.00	1,400.00	BEM
Apr-10-19	Travel to and from and attendance at annual meeting	4.00	550.00	PM
	Review Association's Code of Conduct and drafted suggestions to Code of Conduct for Board to review	0.60	165.00	PM
	Drafted email to Ron/Lynelle regarding: code of conduct review	0.10	27.50	PM
	Preparation of training session materials for Board members	0.50	37.50	PM
	Preparation for training session with Board	2.00	550.00	PM
	Review and strategy regarding adoption of code of conduct	0.20	49.00	BB
Apr-11-19	Preparation for and strategy regarding Board Training	1.10	385.00	BEM
	Review of all files in collection with our firm	0.50	175.00	BEM

	regarding next actions and strategy to collect on debts			
	Review email from Lynelle regarding: Board of Directors change on ACC	0.10	27.50	PM
	Drafted email to Lynelle and Ron regarding: annual meeting ballot	0.20	55.00	PM
	Strategize with BEM regarding: Board training session; review status report/collection files	0.50	137.50	PM
	Submit change in directors to ACC on behalf of Board	0.20	55.00	PM
	Review records request from Ben Smith	0.20	55.00	PM
Apr-12-19	Travel to and from and taught training session/executive session to Board	4.60	1,265.00	PM
	Drafted email to Lynelle regarding: records request	0.10	27.50	PM
	Review email from Lynelle regarding: vacancies; review prior opinion and new Bylaws regarding: Section 6.5; drafted email to Lynelle regarding: vacancies	0.50	137.50	PM
	Review and strategy regarding disclosure of board emails	0.10	24.50	BB
Apr-15-19	Spoke to Ron Ricci regarding: Code of Conduct/Board communications	0.30	82.50	PM
	Review emails from Ron and Lynelle regarding: Nextdoor, Code of Conduct, Records requests	0.30	82.50	PM
	Review list of recorded CC&Rs	1.00	275.00	PM
	Drafted email to title regarding: recorded CC&Rs	0.40	110.00	PM
	Drafted email to Ben Smith regarding: business relationship with Dobson Board	0.10	27.50	PM
Apr-16-19	Review of possible vacancy on the Board, what the documents require regarding same	0.40	140.00	BEM

	Review two emails from Lynelle regarding: annual filing/outside legal counsel	0.20	55.00	PM
	Review VM from [redacted] regarding: violation letter; returned call regarding: same	0.20	55.00	PM
	Review VM from [redacted]; returned call regarding: same regarding: hearing with Board	0.20	55.00	PM
	Spoke to [redacted] regarding: dispute of violation; drafted email to manager regarding: same	0.20	55.00	PM
	Drafted revisions to Board vacancy legal opinion	0.40	110.00	PM
	Review and strategy regarding vacant board seat	0.20	49.00	BB
	Review and finalization of email to client regarding online postings by board members	0.10	24.50	BB
Apr-17-19	review and finalization of opinion to Board regarding filling board vacancies	0.30	105.00	BEM
	review of documents re appointment of new director to fill vacancy strategy re same	0.40	140.00	BEM
	Review email from Ron regarding: Board protocol for legal advice	0.10	27.50	PM
	Drafted legal opinion regarding: enforcement of CC&Rs	1.00	275.00	PM
	Begin drafting legal opinion regarding: architectural guidelines	0.80	220.00	PM
Apr-18-19	Begin drafting changes/comments in architectural guidelines	0.80	220.00	PM
Apr-19-19	Drafted follow up to Title regarding: CC&Rs	0.10	27.50	PM
	Review email from Ron Ricci regarding: video taping	0.10	27.50	PM
	Strategize with BEM regarding: Board communications to our firm/upcoming meetings/enforcement opinion; drafted emails regarding videotaping/protocol for our firm to draft legal opinions; update on recorded cc&rs	1.10	302.50	PM

Apr-22-19	review of emails prior to call and telephone call with Manager (Lynelle) regarding legal issues at Association (distribution of legal opinions, appointment of director, next steps on enforcement of CCRs)	0.70	245.00	BEM
	telephone call from Board Member (Ron) regarding allegations of gag order, board member issues, board member contacting him and redirecting Board Member to the manager	0.50	175.00	BEM
	review of email regarding CCRs	0.20	70.00	BEM
	review of email regarding CCRs	0.20	70.00	BEM
	review of email regarding budget and response to email	0.10	35.00	BEM
	review of manager's email regarding appointment of director to office, timing of opinion	0.20	70.00	BEM
	review of email regarding alleged gag order	0.20	70.00	BEM
	review of email regarding open seats	0.10	35.00	BEM
Apr-23-19	review and finalization of CC&R opinion	0.40	140.00	BEM
	Reviewed email from manager regarding potential master CC&Rs, annexation language, etc.; research and strategy regarding the same; drafted email in response	1.50	367.50	BB
Apr-25-19	Email exchange with manager regarding dispersing CC&R information to the membership	0.20	49.00	BB
Apr-26-19	telephone call with manager regarding issues between board members, strategies for bringing Board together to work together	0.50	175.00	BEM
	Review of email regarding Best Practices - Finances	0.10	35.00	BEM
	review of her email regarding records requests of attorney emails to Board; drafted response email regarding same	0.20	70.00	BEM
	review of email from client regarding request by Board Member for legal and ethical	0.20	70.00	BEM

violations conversations with board; response email regarding same

review of email from client regarding records request by a Board Member; drafted response email to client regarding records request by a Board member for financial records	0.30	105.00	BEM
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review of email exchange between Board members regarding alleged refusal of contact; drafted response email to client regarding same	0.30	105.00	BEM
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review of email exchange between Board President and manager regarding proposed change in procedures	0.20	70.00	BEM
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review of email regarding email protocol; drafted response email to manager regarding same	0.20	70.00	BEM
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review of email below from manager regarding records request by current Board member Ben to see attorney-client privileged documents from prior to his time on the Board; drafted response email to client	0.30	105.00	BEM
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review of email regarding draft email to Board; drafted response email to Board regarding records requests	0.20	70.00	BEM
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Apr-29-19 review of email from manager and Board member regarding request for information on violation tracking; drafted response email regarding same	0.20	70.00	BEM
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review of email from property manager and board member (Ben) regarding request to see all legal opinions prior to his time on the Board; drafted response email regarding same	0.30	105.00	BEM
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Review of 2018 Management Point letter	0.10	35.00	BEM
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Review of 2018 Audit	0.10	35.00	BEM
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Review of communication dates March 25, 2019	0.10	35.00	BEM
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Review of 2018 Trial Balance Audit	0.00	0.00	BEM
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review of the email regarding board member	0.20	70.00	BEM
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requesting additional information regarding the audit; drafted response email regarding same

Apr-30-19	Response to manager regarding request by Board Member Ben Smith to see attorney-client privileged communications from his time before he was on the Board; research and strategy regarding same	0.40	140.00	BEM
	Review and finalization of opinion requested by Ben Smith	0.20	70.00	BEM
	Review records request email chain from Ben regarding: majority of the Board voting to disclose legal opinions	0.10	27.50	PM
	Drafted legal opinion related to records request for Ben Smith	0.40	110.00	PM
	Review email and attachment from ACC regarding: change of officer form	0.10	27.50	PM
	Review Annexation document and Common Area restrictions; continue working through architectural guidelines and developing suggestions for the Board/architectural committee regarding: guidelines	1.50	412.50	PM
	MATTER TOTALS:	51.40	\$14,656.50	

MATTER: 7824-033

RE:

Apr-04-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
	Drafted justice court lawsuit	2.00	370.00	BB
Apr-19-19	Reviewed notes from process server regarding service attempts; drafted email in response regarding license plates	0.20	49.00	BB

Date: May 1, 2019

Matter No: 7824-257

Inv. No. 181966

M

Apr-24-19	Reviewed MVD results; drafted motion and order for alternative service	0.50	122.50	BB
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MATTER TOTALS:	3.00	<u><u>\$597.00</u></u>
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MATTER: 7824-257**RE:**

Apr-29-19	review of email from manager regarding audit; drafted response email regarding turnover of all pages of audit to anyone who requests a copy of it (any owner or board member).	0.20	70.00	BEM
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MATTER TOTALS:	0.20	<u><u>\$70.00</u></u>
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MATTER: 7824-258**RE:**

Apr-01-19	Email exchange with client regarding collection options; reviewed voicemail from debtor regarding balance owed; reviewed file and calculated payoff; drafted email to debtor regarding the same	0.50	92.50	BB
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MATTER TOTALS:	0.50	<u><u>\$92.50</u></u>
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MATTER: 7824-286**RE:**

Apr-02-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
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	Drafted justice court lawsuit	2.00	370.00	BB
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Apr-25-19	Reviewed notes from server; performed research regarding possible alternate addresses; drafted email to server regarding running plates	0.30	73.50	BB
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MATTER TOTALS:	2.60	<u><u>\$499.00</u></u>
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MATTER: 7824-288**RE:**

Apr-02-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
	Drafted justice court lawsuit	2.00	370.00	BB
	MATTER TOTALS:	2.30	\$425.50	

MATTER: 7824-292**RE:**

Apr-03-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
	Drafted justice court lawsuit	2.00	370.00	BB
Apr-22-19	Email exchange with client regarding payment made and remaining amounts owed	0.20	49.00	BB
Apr-23-19	Email exchange with client regarding owner contacting the Association directly to address resolution of past due amounts owed	0.20	49.00	BB
	MATTER TOTALS:	2.70	\$523.50	

MATTER: 7824-294**RE:**

Apr-03-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
	Drafted justice court lawsuit	2.00	370.00	BB

Date: May 1, 2019

Matter No: 7824-295

Inv. No. 181966

M

Apr-25-19	Reviewed notes from server; performed research regarding possible alternate addresses; drafted email to client regarding "for sale" sign	0.30	73.50	BB
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MATTER TOTALS:

2.60

\$499.00**MATTER: 7824-295**
RE:

Apr-04-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
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Drafted justice court lawsuit

2.00

370.00

BB

Apr-25-19	Reviewed notes from process server; performed research regarding possible alternate addresses; drafted email to server regarding the same	0.30	73.50	BB
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MATTER TOTALS:

2.60

\$499.00**MATTER: 7824-302**
RE:

Apr-03-19	Research regarding ownership, potential bankruptcy and trustee's sale, etc.	0.30	55.50	BB
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Drafted justice court lawsuit

2.00

370.00

BB

Apr-15-19	Email exchange with client regarding legal fees and possible payment plan	0.20	49.00	BB
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Apr-23-19	Email exchange with client regarding owner contacting the Association directly to address resolution of past due amounts owed	0.20	49.00	BB
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MATTER TOTALS:

2.70

\$523.50

Date: May 1, 2019

Matter No: 7824-303

Inv. No.

181966

M

MATTER: 7824-303**RE:**

Apr-10-19	Drafted application for default and affidavit of default	0.40	74.00	BB
Apr-15-19	Review of Minute Entry	0.10	35.00	BEM
Apr-25-19	Scheduled default hearing and drafted notice of default hearing	0.30	73.50	BB

MATTER TOTALS:

0.80

\$182.50**MATTER: 7824-306****RE:**

Apr-29-19	Drafted release of lien	0.40	74.00	BB
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MATTER TOTALS:

0.40

\$74.00**MATTER: 7824-310****RE:**

Apr-16-19	Reviewed fax from owner regarding dispute of violation; drafted email to client regarding the same	0.20	49.00	BB
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MATTER TOTALS:

0.20

\$49.00**MATTER: 7824-311****RE:**

Apr-05-19	Set up, process and review file	0.40	60.00	BB
	Drafted violation letter	1.10	203.50	BB

Date: May 1, 2019

Matter No: 7824-312

Inv. No. 181966

M

Apr-10-19	Reviewed voicemail from owner regarding status of violations; email exchange with client regarding the same	0.20	49.00	BB
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MATTER TOTALS:	1.70	\$312.50
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MATTER: 7824-312

RE:

Apr-05-19	Set up, process and review file	0.40	60.00	BB
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	Drafted violation letter	1.10	203.50	BB
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MATTER TOTALS:	1.50	\$263.50
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TOTAL FEES	75.20	\$19,267.00
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COSTS BY MATTER NO.

MATTER: 7824-001

RE: General Account

Mar-31-19		55.00
	Copies 275 @ .20	

MATTER TOTALS:	\$55.00
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MATTER: 7824-033

RE:

Apr-07-19	Liddy Legal Support Services	111.10
	File/Issue Summons, Complaint & Notice to Def 4/5/19	

Apr-21-19	Liddy Legal Support Services	86.80
	Attempted Service on [redacted] 4/18/19	

MATTER TOTALS:	\$197.90
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Date: May 1, 2019

Matter No: 7824-286

Inv. No.

181966

M

MATTER: 7824-258**RE:**

Apr-01-19	Liddy Legal Support Services	30.80
	File Affidavit of Renewal of Judgment 3/29/19	

MATTER TOTALS:	\$30.80
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MATTER: 7824-286**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File New Justice Court Complaint & return conformed copies	
	4/4/19	

Apr-21-19	Liddy Legal Support Services	86.80
	Attempted Service on	

MATTER TOTALS:	\$197.90
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MATTER: 7824-288**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File New Justice Court Complaint & return conformed copies	
	4/4/19	

Apr-14-19	Liddy Legal Support Services	64.40
	Service of Process on	
	4/11/19	

MATTER TOTALS:	\$175.50
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MATTER: 7824-292**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File/Issue Summons, Complaint & Notice to Def	
	4/5/19	

Apr-14-19	Liddy Legal Support Services	69.20
	Service of Process on	

Liddy Legal Support Services	26.00
Service of Process	

MATTER TOTALS:	\$206.30
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Date: May 1, 2019

Matter No: 7824-294

Inv. No.

181966

M

MATTER: 7824-294**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File/Issue Summons, Complaint & Notice to Def 4/5/19	<hr/>
Apr-21-19	Liddy Legal Support Services	86.80
	Attempted Service on	<hr/>
	MATTER TOTALS:	\$197.90
		<hr/> <hr/>

MATTER: 7824-295**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File/Issue Summons, Complaint & Notice to Def 4/5/19	<hr/>
Apr-21-19	Liddy Legal Support Services	86.80
	Attempted Service on	<hr/>
	MATTER TOTALS:	\$197.90
		<hr/> <hr/>

MATTER: 7824-302**RE:**

Apr-07-19	Liddy Legal Support Services	111.10
	File/Issue Summons, Complaint & Notice to Def 4/5/19	<hr/>
Apr-14-19	Liddy Legal Support Services	102.80
	Service of Process on	<hr/>
	Liddy Legal Support Services	26.00
	Service of Process on	<hr/>
	MATTER TOTALS:	\$239.90
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MATTER: 7824-303**RE:**

Apr-11-19	TurboCourt	6.70
	Filing Fees	<hr/>
	TurboCourt	6.70
	Filing Fees	<hr/>

Date: May 1, 2019

Matter No: 7824-306

Inv. No. 181966

M

Apr-26-19

Turbo Court

6.70

Filing Fee

MATTER TOTALS:

\$20.10

MATTER:

7824-306

RE:

Apr-29-19

Maricopa County Recorder's Office

9.00

Recorded Documents

MATTER TOTALS:

\$9.00

TOTAL COSTS

\$1,528.20

PAY THIS AMOUNT (Total Fees & Costs Due on this Invoice)

\$20,795.20

Previous Balance

4,502.85

Previous Payments

4,502.85

Balance

\$20,795.20

NET 30 DAYS

PAYMENT DETAILS

Apr-10-19

4,502.85

Pymt. applied to invoice

Total Payments

\$4,502.85