

Exhibit #3C-6

## ENDRES & ELIZONDO

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March 19, 2021

Via EMAIL ONLY

Mr. J. Sarmiento, Jr., Esq.  
140 Geary Street, Seventh Floor  
San Francisco, California 94108

Re: Woodridge Mutual Water and Property Owners Corporation: Association's  
Maintenance Obligations of Woodridge Lake and Fire Roads & Association  
Records Inspection Request:

Dear Mr. Sarmiento:

We are in receipt of your letter from March 12, 2021. As you know we represent Woodridge Homeowners Association.

You do not acknowledge receipt of all the documents on the website. In your letter requesting such documents you requested them to be delivered electronically. We do see that the bylaws and CC&Rs are not signed so I am sending copies of those electronically to your email. We are not sure if this is what you meant by inadequate since your request was to have the documents provided electronically and the website provides such delivery.

There is a myriad of documents on the website that are directly responsive to your request for inspection. The website contains minute meetings for the general member meetings from March 4, 2017 until March 7, 2020. Some of those minutes were for special meetings to discuss safety in the community including the fire access roads and fire safety. The website also contains Water Company rates, rules and policies, reports, and information about due process violations as well as the CC&R violation report form. Also on the website are the committee reports from 2020.

Sent via email along with this letter (or in a subsequent email due to the size of the documents) you will find (all of these are within the time period of 2020 and 2019 unless noted otherwise):

Budgets including information for 2021 (proposed- has not been voted on and thus is not yet in effect), 2020, 2019



# ENDRES & ELIZONDO

Woodridge Mutual Water and Property Owners Association Board of Directors

*Re: Governing Documents*

March 2021

Page 2

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Budget comparison from 2020

Balance Sheets from 2019 and 2020

The general ledger from 2020 and the general ledger from 2021

Executed Contracts current and previous two years

Bids for the Lake Maintenance

Reserve account Information

Current Governing documents (articles of incorporation and amendments, bylaws, and CC&Rs).

Minutes for the Board of Directors for the years 2018 through 2019 (As allowed by Davis-Stirling, Minutes for two meetings were withheld because they are privileged or dealt with a specific member of the association Civ. Code 5215).

Quarterly Committee Reports from 2019 (as stated earlier the ones for 2020 are up on the website and there have been no committee reports for 2021).

Insurance Policy

The documents that we provided on March 5, 2021 and the documents that are being provided now are documents that were/ are available at the time our response was sent out and were responsive to your request for inspection. We did not nor are we providing an explanation specifically or generally about the ways in which the documents provided match the language used in your request nor are we providing an explanation regarding the availability of documents because this is not within the scope of a request for inspection. The only documents we have withheld are those documents noted above because they are privileged or pertained to specific members. We do admit that there was an oversight on the bylaws that are on the website (because those are not signed and we did not catch that) and the CC&Rs that were in the website and we are providing those with this request. We are also providing the articles of incorporation because those are not available on the website.

Also note that within the documents provided there is a signed contract for Solitude dated March 4, 2021. This contract was signed as we were assembling/scanning/ etc. all documents that were meant to go to you. The decision to sign it was made because if no contracts were in place to provide some form of Lake maintenance that can be performed this year, the Association would lose its place in this year's schedule. This company is the one that is providing a bid for the use of Sonar in the Lake and so that option is still available for the coming years.

Again, I will be sending you complete proposed new governing documents as soon as those are ready.

## ENDRES & ELIZONDO

Woodridge Mutual Water and Property Owners Association Board of Directors

*Re: Governing Documents*

March 2021

Page 3

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### **“Exhibit A”**

The Exhibit A you provided has no instructions. The Board is going to provide it to the document to the membership with the meeting materials and set an agenda item on the agenda for your client.

From the document we gather that the Board and your client are in agreement that they want to improve the association governing documents and the structure of the association. Many of the points in Exhibit A are well taken, and for the most part have already been addressed in the proposed new governing documents and in Davis-Stirling. Some of these points are addressed within the new governing documents. And some of the points are ripe for membership discussion (within a structured setting and timeframe).

### **Additional documents**

Your client's right to inspection is limited to the previous two fiscal years per Davis Stirling. I will see if there are any additional that have not already been provided to your client.

Thank you for your attention to this matter. I look forward to hearing back from you.

Sincerely,  
ENDRES & ELIZONDO

Elizabeth Elizondo