

EXHIBIT 8

2025 Annual Policy Statement - IDR Procedure Selected Pages

Selected pages showing the annual disclosure packet and the Association's stated Internal Dispute Resolution procedure, including its use of the statutory Civil Code section 5915 process.

Source: Selected binder pp. 37 and 40



Cantrice Court COA

November 29, 2024

To All Members:

After careful review and consideration, the Board has unanimously approved a budget for the fiscal year beginning **January 1, 2025**. The budgeted figures are based upon average monthly expenses that were actually incurred by the Association during the prior fiscal year and/or expected during the upcoming fiscal year.

The Board has decided to increase the monthly assessments from \$420.00 to \$435.00 per month. Additionally, there will be a one-time special assessment of \$250.00 per unit, due on February 1, 2025. Enclosed is a copy of the pro forma budget for your review and records

If you have automatic payments set up with your bank or through our online portal, please ensure that you adjust the amount for the year 2025.

<u>Mailing Address for Payments:</u>	<u>Delivery of Notices & Overnight Payments</u>
Cantrice Court COA c/o California HOA Solutions PO Box 1046 Woodland Hills, CA 91365	Cantrice Court COA c/o California HOA Solutions 5850 Canoga Avenue, Suite 400 Woodland Hills, CA 91367

In addition, enclosed are the following annual reports per Civil Code for your records:

- ✓ **Annual Budget Report** - Civil Code § 5300(b)(1)
- ✓ **Architectural Disclosure and Form** - Civil Code §§ 5310 (a)(10); 4765
- ✓ **Assessment Collection Policy** - Civil Code §§ 5310 (a)(6), (a)(7), (a)(11); 5655; 5730
- ✓ **Association Outstanding Loans** - Civil Code § 5300(b)(8)
- ✓ **Association's Discipline Policy, Hearing Procedure and Fines** - Civil Code §§ 5310 (A)(8); 5850
- ✓ **Charges for Documents** - Section 4528
- ✓ **Consent for Electronic Correspondence Form**
- ✓ **Department of Veterans Affairs Disclosure**
- ✓ **Dispute Resolution Procedure (ADR)**- Civil Code §§ 5925-5965
- ✓ **Dispute Resolution Procedure (IDR)** - Civil Code §§ 5900-5920
- ✓ **Federal Housing Administration Disclosure**
- ✓ **Governing Document Enforcement and Fine Policy**
- ✓ **Insurance Disclosure** - Civil Code §5300(b)(9)
- ✓ **Opt-Out and Homeowner Update Forms** - Membership List
- ✓ **Overnight Payment Mailing Address**
- ✓ **Rental Registration Form**
- ✓ **Reserve Funding Disclosure** - Civil Code §§ 5300(b)(2), (b)(3); 5550 (b)(5); 5565

If you have any questions, please contact us. Our best wishes to you and your family in the New Year!

Sincerely,

For the Board of Directors

Alternative Dispute Resolution (ADR)

Before filing a lawsuit related to enforcement of the Governing Documents for declaratory relief or injunctive relief, either solely or along with a claim for monetary damages of \$5,000 or less, the Person seeking litigation shall serve on the other a Request for Resolution. The Request for Resolution shall include a brief description of the dispute, a request for either mediation or arbitration, and a notice that the other party must respond within 30 days or the request will be deemed rejected. The Request shall be served in the same manner as small claims actions are served. If accepted by the other party, the mediation or arbitration shall be completed within 90 days of the receipt of acceptance by the Person seeking litigation, unless extended by written stipulation of the parties.

This paragraph shall not apply (i) to claims for assessments, (ii) to claims for which the statute of limitations would expire within 120 days, or (ii) if preliminary or temporary injunctive relief is necessary.

Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law. The Association adopts Civil Code Sections 5930 and 5915.

Internal Dispute Resolution (IDR)

Civil code 5905 requires that an association shall provide a fair, reasonable, and expeditious procedure for resolving a dispute within the scope of this article. Because the governing documents do not provide a fair, reasonable, and expeditious procedure for resolving a dispute, the procedure provided in Civil Code section applies.

As effective January 1, 2015, Civil Code section 5915 reads:

- A. This section applies to an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.
- B. Either party to a dispute within the scope of this article may invoke the following procedure:
 - 1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
 - 2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
 - 3) The board shall designate a director to meet and confer.
 - 4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.
 - 5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.
- C. A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:
 - 1) The agreement is not in conflict with law or the governing documents of the common interest development or association.
 - 2) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
- D. A member shall not be charged a fee to participate in the process.