

SC-100**Plaintiff's Claim and ORDER
to Go to Small Claims Court****Notice to the person being sued:**

- You are the defendant if your name is listed in (2) on page 2 of this form or on form SC-100A. The person suing you is the plaintiff, listed in (1) on page 2.
- You and the plaintiff must go to court on the trial date listed below. If you do not go to court, you may lose the case. If you lose, the court can order that your wages, money, or property be taken to pay this claim.
- Bring witnesses, receipts, and any evidence you need to prove your case.
- Read this form and all pages attached to understand the claim against you and to protect your rights.

Aviso al Demandado:

- Usted es el Demandado si su nombre figura en (2) de la página 2 de este formulario, o en el formulario SC-100A. La persona que lo demanda es el Demandante, la que figura en (1) de la página 2.
- Usted y el Demandante tienen que presentarse en la corte en la fecha del juicio indicada a continuación. Si no se presenta, puede perder el caso. Si pierde el caso, la corte podría ordenar que le quiten de su sueldo, dinero u otros bienes para pagar este reclamo.
- Lleve testigos, recibos y cualquier otra prueba que necesite para probar su caso.
- Lea este formulario y todas las páginas adjuntas para entender la demanda en su contra y para proteger sus derechos.

Order to Go to Court

The people in (1) and (2) must attend court: (Clerk fills out section below.)

Trial Date	Date	Time	Department	Name and address of court, if different from above
1.	08/17/2026	9:00 AM	S1	East County Courthouse 3855-F Alamo St Simi Valley, CA 93063
2.				
3.			K. Bieker	
Date: 07/06/2026		Clerk, by <u>Idalia Rivera</u> , Deputy		

Instructions for the person suing:

- You are the plaintiff. The person you are suing is the defendant.
- **Before** you fill out this form, read form **SC-100-INFO**, *Information for the Plaintiff*, to know your rights. You can get form SC-100-INFO at any courthouse or county law library, or go to courts.ca.gov/rules-forms/find-your-court-forms.
- **Fill out pages 2, 3, and 4 of this form.** Make copies of all the pages of this form and any attachments—one for each party named in this case and an extra copy for yourself. Take or mail the original and the copies to the court clerk's office and pay the filing fee. The clerk will write the date of your trial in the box above. Your court may allow electronic filing. Check your local court website for information: courts.ca.gov/find-my-court.htm.
- You must have someone at least 18—not you or anyone else listed in this case—give each defendant a court-stamped copy of all pages of this form and any pages this form tells you to attach. There are special rules for “serving,” or delivering, this form to public entities, associations, and some businesses. See forms **SC-104**, **SC-104B**, and **SC-104C**.
- **Go to court on your trial date listed above.** Bring witnesses, receipts, and any evidence you need to prove your case.

Clerk stamps date here when form is filed.

VENTURA SUPERIOR COURT

FILED

07/06/2026

K. Bieker
Executive Officer and Clerk

Idalia Rivera

Fill in court name and street address:

Superior Court of California, County of

East County Courthouse
3855-F Alamo St
Simi Valley, CA 93063

Court fills in case number when form is filed.

Case Number:

2026SC069318

Case Name:

MILLS
vs
CANTRICE COURT CONDOMINIUM OWNERS ASSOCIATION



Plaintiff (list names): William Mills

Case Number:

2026SC069318

1 The plaintiff (the person, business, or public entity that is suing) is:

Name: William Mills Phone: 805-390-0509
Street address: 605 Jubilee Lane Unit F Simi Valley CA 93065
Street City State Zip
Mailing address (if different): _____
Street City State Zip
Email address (if available): wmills99@protonmail.com

If more than one plaintiff, list next plaintiff here:

Name: _____ Phone: _____
Street address: _____
Street City State Zip
Mailing address (if different): _____
Street City State Zip
Email address (if available): _____

- ☐ Check here if more than two plaintiffs and attach form [SC-100A](#).
☐ Check here if either plaintiff listed above is doing business under a fictitious name and attach form [SC-103](#).
☐ Check here if any plaintiff is a "licensee" or "deferred deposit originator" (payday lender) under Financial Code sections 23000 et seq.

2 The defendant (the person, business, or public entity being sued) is:

Name: Cantrice Court Condominium Owners' Association Phone: 925.332.2200
Street address: 2261 Market St. Suite 4100 San Francisco CA 94114
Street City State Zip
Mailing address (if different): _____
Street City State Zip

If the defendant is a corporation, limited liability company, or public entity, list the person or agent authorized for service of process here:

Name: Registered Agents Inc. Job title, if known: Agent for Service of Process
Address: 1401 21st Suite R Sacramento CA 95811
Street City State Zip

- ☐ Check here if your case is against more than one defendant and attach form [SC-100A](#).
☐ Check here if any defendant is on active military duty and write defendant's name here:

3 The plaintiff claims the defendant owes \$ 12,500.00 . (Explain below and on next page.)

a. Why does the defendant owe the plaintiff money?

See Attached MC-031, Item 3a - Why Defendant Owes Plaintiff Money



Plaintiff (list names): William Mills

Case Number:

2026SC069318

- 3 b. When did this happen? (Date): _____
If no specific date, give the time period: Date started: October 24, 2025 Through: July 5, 2026

- c. How did you calculate the money owed to you? (Do not include court costs or fees for service.)

See Attached MC-031, Item 3c - How did you calculate the money owed to you.

☒ Check here if you need more space. Attach one sheet of paper or form MC-031 and write "SC-100, Item 3" at the top.

- 4 You must ask the defendant (in person, in writing, or by phone) to pay you before you sue. If your claim is for possession of property, you must ask the defendant to give you the property. Have you done this?

☒ Yes ☐ No If no, explain why not:

- 5 Why are you filing your claim at this courthouse?

This courthouse covers the area (check the one that applies):

- a. ☒ (1) Where the defendant lives or does business. (4) Where a contract (written or spoken) was made, signed, performed, or broken by the defendant or where the defendant lived or did business when the defendant made the contract.
(2) Where the plaintiff's property was damaged.
(3) Where the plaintiff was injured.
- b. ☐ Where the buyer or lessee signed the contract, lives now, or lived when the contract was made, if this claim, is about an offer or contract for personal, family, or household goods, services, or loans. (Code Civ. Proc., § 395(b).)
- c. ☐ Where the buyer signed the contract, lives now, or lived when the contract was made, if this claim is about a retail installment contract (like a credit card). (Civ. Code, § 1812.10.)
- d. ☐ Where the buyer signed the contract, lives now, or lived when the contract was made, or where the vehicle is permanently garaged, if this claim is about a vehicle finance sale. (Civ. Code, § 2984.4.)
- e. ☐ Other (specify): _____

- 6 List the zip code of the place checked in 5 above (if you know): 93065

- 7 Is your claim about an attorney-client fee dispute? ☐ Yes ☒ No

If yes, and if you have had arbitration, fill out form SC-101, attach it to this form, and check here: ☐

- 8 Are you suing a public entity? ☐ Yes ☒ No

If yes, you must file a written claim with the entity first. ☐ A claim was filed on (date): _____

If the public entity denies your claim or does not answer within the time allowed by law, you can file this form.



Plaintiff (list names): William Mills

Case Number:

2026SC069318

- 9 Have you filed more than 12 other small claims within the last 12 months in California?
☐ Yes ☒ No *If yes, the filing fee for this case will be higher.*
- 10 Is your claim for more than \$2,500? ☒ Yes ☐ No
If you answer yes, you also confirm that you have not filed, and you understand that you may not file, more than two small claims cases for more than \$2,500 in California during this calendar year.
- 11 I understand that by filing a claim in small claims court, I have no right to appeal this claim.

I declare under penalty of perjury under the laws of the State of California that the information above and on any attachments to this form is true and correct.

Date: July 6, 2026

William Mills

Plaintiff types or prints name here



Plaintiff signs here

Date:

Second plaintiff types or prints name here

▶

Second plaintiff signs here



Requests for Accommodations

Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the trial. For these and other accommodations, contact the clerk's office for form [MC-410](#), *Disability Accommodation Request*. (Civ. Code, § 54.8.)



"Small claims court" is a special court where claims for \$12,500 or less are decided. Individuals, including "natural persons" and sole proprietors, may claim up to \$12,500. Corporations, partnerships, public entities, and other businesses are limited to claims of \$6,250. (See below for exceptions.*) The process is quick and cheap. The rules are simple and informal. You are the *defendant*—the person being sued. The person who is suing you is the *plaintiff*.

Do I need a lawyer? You may talk to a lawyer before or after the case. But you *may not* have a lawyer represent you in court (unless this is an appeal from a small claims case).

How do I get ready for court? You don't have to file any papers before your trial, unless you think this is the wrong court for your case. But bring to your trial any witnesses, receipts, and evidence that support your case. And read "How to prepare for your trial (court date)" at selfhelp.courts.ca.gov/small-claims/trial.

What if I need an accommodation? If you have a disability or are hearing impaired, fill out form [MC-410, Disability Accommodation Request](#). Give the form to your court clerk or the ADA/Access Coordinator.

What if I don't speak English well? Ask the court clerk as soon as possible for a court-provided interpreter. You may use form [INT-300, Request for Interpreter \(Civil\)](#) or a local court form to request an interpreter. If a court interpreter is unavailable for your trial, it may be necessary to reschedule your trial. You cannot bring your own interpreter for the trial unless the interpreter has been approved by the court as a certified, registered, or provisionally qualified interpreter. (See Cal. Rules of Court, rule 2.893, and form [INT-140](#).)

Where can I get the court forms I need? Go to any courthouse or your county law library, or print forms at selfhelp.courts.ca.gov/small-claims-forms.

What happens at the trial? The judge will listen to both sides. The judge may make a decision at your trial or mail the decision to you later.

What if I lose the case? If you lose, you may appeal. You'll have to pay a fee. (Plaintiffs cannot appeal their own claims.)

- If you were at the trial, file form [SC-140, Notice of Appeal](#). You must file within 30 days after the clerk hands or mails you the judge's decision (judgment) on form [SC-200](#) or form [SC-130, Notice of Entry of Judgment](#).
- If you were *not* at the trial, fill out and file form [SC-135, Notice of Motion to Vacate Judgment and Declaration](#), to ask the judge to cancel the judgment (decision). If the judge does not give you a new trial, you have 10 days to appeal the decision. File form [SC-140](#).

For more information on appeals, see selfhelp.courts.ca.gov/small-claims/after-trial/small-claims-appeals.

Do I have options? Yes. If you are being sued you can:

- **Settle your case before the trial.** If you and the plaintiff agree on how to settle the case before the trial, the plaintiff must file form [CIV-110, Request for Dismissal](#) or a written and signed settlement agreement with the clerk. Ask the Small Claims Advisor for help.

- **Prove this is the wrong court.** Send a letter to the court *before* your trial explaining why you think this is the wrong court. Ask the court to dismiss the claim. You must serve (give) a copy of your letter (by mail or in person) to all parties. (Your letter to the court must say you have done so.)
- **Go to the trial and try to win your case.** Bring witnesses, receipts, and any evidence you need to prove your case. To have the court order a witness to go to the trial, fill out form [SC-107, Small Claims Subpoena and Declaration](#), and have it served on the witness.
- **Sue the person who is suing you.** If you have a claim against the plaintiff, and the claim is appropriate for small claims court as described on this form, you may file *Defendant's Claim* (form [SC-120](#)) and bring the claim in this action. If your claim is for *more* than allowed in small claims court, you may still file it in small claims court if you give up the amount over the small claims value amount, or you may file a claim for the full value of the claim in the appropriate court. If your claim is for more than allowed in small claims court *and* relates to the same contract, transaction, matter, or event that is the subject of the plaintiff's claim, you may file your claim in the appropriate court and file a motion to transfer the plaintiff's claim to that court to resolve both matters together. You can see a description of the amounts allowed in the paragraph above, titled "**Small Claims Court.**"
- **Agree with the plaintiff's claim and pay the money.** Or, if you can't pay the money now, go to your trial and say you want to make payments.

- **Let the case "default."** If you don't settle and do not go to the trial (default), the judge may give the plaintiff what he or she is asking for plus court costs. If this happens, the plaintiff can legally take your money, wages, and property to pay the judgment.

What if I need more time?

You can change the trial date if:

- You cannot go to court on the scheduled date (you will have to pay a fee to postpone the trial), *or*
- You did not get served (receive this order to go to court) at least 15 days before the trial (or 20 days if you live outside the county).

Ask the Small Claims Clerk about the rules and fees for postponing a trial. Or fill out form [SC-150](#) (or write a letter) and mail it to the court *and* to all other people listed on your court papers before the deadline. Enclose a check for your court fees, unless a fee waiver was granted.



Need help?

Your county's Small Claims Advisor can help for free.

Ventura District Legal Advisor
Ventura (805)654-5054 / Simi (805)306-7930
Call for hours.

Or go to selfhelp.courts.ca.gov/small-claims-advisor.

* Exceptions: Different limits apply in an action against a defendant who is a guarantor. (See Code Civ. Proc., § 116.220(c).)



La "Corte de reclamos menores" es una corte especial donde se deciden casos por \$12,500 o menos. Los individuos, o sea las "personas físicas" y los propietarios por cuenta propia, pueden reclamar hasta \$12,500. Las corporaciones, asociaciones, entidades públicas y otras empresas solo pueden reclamar hasta \$6,250. (Vea abajo para las excepciones.)* El proceso es rápido y económico. Las reglas son sencillas e informales. Usted es el Demandado—la persona que se está demandando. La persona que lo está demandando es el Demandante.

¿Necesito un abogado? Puede hablar con un abogado antes o después del caso. Pero no puede tener a un abogado que lo represente ante la corte (a menos que se trate de una apelación de un caso de reclamos menores).

¿Cómo me preparo para ir a la corte? No tiene que presentar ningún documento antes del juicio, a menos que piense que ésta es la corte equivocada para su caso. Pero lleve al juicio cualquier testigos, recibos y pruebas que apoyan su caso. Y lea "Cómo prepararse para su juicio" en selfhelp.courts.ca.gov/es/reclamos-menores/juicio.

¿Qué hago si necesito una modificación? Si tiene una discapacidad o tiene impedimentos de audición, llene el formulario [MC-410, Solicitud de modificaciones para discapacidad](http://selfhelp.courts.ca.gov/es/reclamos-menores/modificacion). Entregue el formulario al secretario de la corte o al Coordinador de Acceso/ADA de su corte.

¿Qué pasa si no hablo bien inglés? Solicite un intérprete al secretario de la corte lo más pronto posible. Puede usar el formulario [INT-300](http://selfhelp.courts.ca.gov/es/reclamos-menores/int-300) o un formulario de su corte local. Si no está disponible un intérprete de la corte para su juicio, es posible que se tenga que cambiar la fecha de su juicio. No puede llevar su propio intérprete para el juicio a menos que el intérprete haya sido aprobado por la corte como un intérprete certificado, registrado, o provisionalmente calificado. (Vea la regla 2.893 de las Reglas de la Corte de California, y el formulario [INT-140](http://selfhelp.courts.ca.gov/es/reclamos-menores/int-140).)

¿Dónde puedo obtener los formularios de la corte que necesito? Vaya a cualquier edificio de la corte, la biblioteca legal de su condado, o imprima los formularios en selfhelp.courts.ca.gov/es/formularios-de-reclamos-menores.

¿Qué pasa en el juicio? El juez escuchará a ambas partes. El juez puede tomar su decisión durante la audiencia o enviársela por correo después.

¿Qué pasa si pierdo el caso? Si pierde, puede apelar. Tendrá que pagar una cuota. (El Demandante no puede apelar su propio reclamo.)

- Si estuvo presente en el juicio, llene el formulario [SC-140, Aviso de apelación](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-140) (Notice of Appeal). Tiene que presentarlo dentro de 30 días después de que el secretario le entregue o envíe la decisión (fallo) del juez en el formulario [SC-200](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-200) o [SC-130, Aviso de publicación del fallo](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-130) (Notice of Entry of Judgment).
- Si no estuvo en el juicio, llene y presente el formulario [SC-135, Aviso de petición para anular el fallo y Declaración para pedirle al juez que anule el fallo](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-135) (decisión). Si la corte no le otorga un nuevo juicio, tiene 10 días para apelar la decisión. Presente el formulario [SC-140](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-140).

Para obtener más información sobre las apelaciones, vea selfhelp.courts.ca.gov/es/reclamos-menores/despues-del-juicio/apelaciones-de-reclamos-menores.

¿Tengo otras opciones? Sí. Si lo están demandando, puede:

- **Resolver su caso antes del juicio.** Si usted y el Demandante se ponen de acuerdo en cómo resolver el caso antes del juicio, el Demandante tiene que presentar el formulario [CIV-110 Solicitud de desestimación](http://selfhelp.courts.ca.gov/es/reclamos-menores/civ-110) (Request for Dismissal) o un acuerdo de resolución escrito y firmado al secretario de la corte. Pídale al Asesor de Reclamos Menores que lo ayude.

- **Probar que es la corte equivocada.** Envíe una carta a la corte antes del juicio explicando por qué cree que es la corte equivocada. Pídale a la corte que despida el reclamo. Tiene que entregar (dar) una copia de su carta (por correo o en persona) a todas las partes. (Su carta a la corte tiene que decir que hizo la entrega.)
- **Ir al juicio y tratar de ganar el caso.** Lleve testigos, recibos y cualquier prueba que necesite para probar su caso. Si desea que la corte emita una orden de comparecencia para que los testigos vayan al juicio, llene el formulario [SC-107, Citatorio de reclamos menores](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-107) (Small Claims Subpoena) y entrégueselo legalmente al testigo.
- **Demandar a la persona que lo demandó.** Si tiene un reclamo contra el Demandante, y el reclamo se puede presentar en la corte de reclamos menores, tal como se describe en este formulario, puede presentar el formulario [SC-120, Reclamo del demandado](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-120) (Defendant's Claim) y presentarlo en este mismo caso. Si su reclamo excede el límite permitido en la corte de reclamos menores, puede igualmente presentarlo en la corte de reclamos menores si está dispuesto a limitar su reclamo al máximo permitido, o puede presentar un reclamo por el monto total en la corte apropiada. Si su reclamo excede el límite permitido en la corte de reclamos menores y está relacionado con el mismo contrato, transacción, asunto o acontecimiento que el reclamo del Demandante, puede presentar su reclamo en la corte apropiada y presentar una moción para transferir el reclamo del Demandante a dicha corte, para poder resolver los dos reclamos juntos. Puede ver una descripción de los montos permitidos en el párrafo anterior titulado "Corte de reclamos menores".
- **Aceptar el reclamo del Demandante y pagar el dinero.** O, si no puede pagar en ese momento, vaya al juicio y diga que quiere hacer los pagos a plazos.
- **No ir al juicio y aceptar el fallo por falta de comparecencia.** Si no llega a un acuerdo con el Demandante y no va al juicio (fallo por falta de comparecencia), el juez le puede otorgar al Demandante lo que está reclamando más los costos de la corte. En ese caso, el Demandante legalmente puede tomar su dinero, su sueldo o sus bienes para cobrar el fallo.

¿Qué hago si necesito más tiempo? Puede cambiar la fecha del juicio si:

- No puede ir a la corte en la fecha programada (tendrá que pagar una cuota para aplazar el juicio), o
- No le entregaron los documentos legalmente (no recibió la orden para ir a la corte) por lo menos 15 días antes del juicio (ó 20 días si vive fuera del condado).

Pregúntele al secretario de reclamos menores sobre las reglas y las cuotas para aplazar un juicio. O llene el formulario [SC-150](http://selfhelp.courts.ca.gov/es/reclamos-menores/sc-150) (o escriba una carta) y envíelo antes del plazo a la corte y a todas las otras personas que figuran en sus papeles de la corte. Adjunte un cheque para pagar los costos de la corte, a menos que le hayan dado una exención.



¿Necesita ayuda? El Asesor de Reclamos Menores de su condado le puede ayudar sin cargo.

Ventura District Legal Advisor
Ventura (805)654-5054 / Simi (805)306-7930
Call for hours.

O visite selfhelp.courts.ca.gov/es/asesor-de-reclamos-menores.

* **Excepciones:** Existen diferentes límites en un reclamo contra un garante. (Vea el Código de Procedimiento Civil, sección 116.220 (c).)

PLAINTIFF/PETITIONER: William Mills	CASE NUMBER:
DEFENDANT/RESPONDENT: CantriceCourtCondominiumOwners'Association	

DECLARATION

(This form must be attached to another form or court paper before it can be filed in court.)

SC-100, ITEM 3(a) — WHY DEFENDANT OWES PLAINTIFF MONEY (Attachment 1 of 2)

Defendant owes Plaintiff statutory penalties and records-enforcement relief under Civil Code §§ 5235 and 4955. Civil Code § 5235 authorizes relief and penalties when a homeowners association unreasonably withholds required association records. Civil Code § 4955 authorizes penalties for Open Meeting Act violations. Civil Code § 5235(b), together with Code of Civil Procedure § 116.220(a)(5), authorizes small-claims records-enforcement relief within jurisdiction.

Plaintiff made six written records requests for association records:

- (1) aged assessment receivables and delinquency records;
- (2) HO-6 / HO-4 insurance-compliance records;
- (3) master insurance-policy and coverage records;
- (4) meeting notices, agendas, minutes, posting, mailing, delivery, upload, and cure records;
- (5) 2025 special-assessment approval, notice, accounting, ledger, reserve-borrowing, credit/refund, and authority records; and
- (6) 2026 special-assessment budget, agenda, minutes, resolution, notice, calculation, billing, collection, ledger, and authority records.

The statutory deadlines expired. Defendant did not timely produce complete records organized by request, did not identify which records answered which request, did not identify records that do not exist, did not identify records not possessed by the Association or management, and did not provide an adequate lawful explanation for nonproduction, redaction, nonexistence, non-possession, or withholding.

Plaintiff also seeks Open Meeting Act penalties under Civil Code § 4955(b) for nine Board meetings:

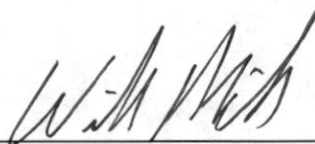
November 25, 2025; December 16, 2025; January 20, 2026; January 27, 2026; February 25, 2026; March 24, 2026; April 28, 2026; May 5, 2026; and May 26, 2026. For each meeting, Plaintiff claims two separate Open Meeting Act duties: (1) the Association's general notice/agenda duty to the membership under Civil Code §§ 4045 and 4920; and (2) the Association's separate Plaintiff-specific individual-delivery/mail duty after Plaintiff's written delivery election/request under Civil Code §§ 4040 and 4045(b).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: July 6, 2026

William Mills

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

- ☐ Attorney for ☒ Plaintiff ☐ Petitioner ☐ Defendant
☐ Respondent ☐ Other (Specify):

PLAINTIFF/PETITIONER: William Mills	CASE NUMBER:
DEFENDANT/RESPONDENT: CantriceCourtCondominiumOwners'Association	

DECLARATION

(This form must be attached to another form or court paper before it can be filed in court.)

SC-100, ITEM 3(a) — WHY DEFENDANT OWES PLAINTIFF MONEY (Attachment 2 of 2)

Defendant's Vantaca defense does not cure the Open Meeting Act violations. Plaintiff's Exhibit 19 is the Association's Vantaca 2026 agenda-folder listing. It shows multiple agenda files with "Last Modified" dates after the relevant meeting dates, including January, February, March, April, May 26, and June 23 agenda files. A Vantaca folder with post-meeting modification dates is not proof that agendas were timely posted, uploaded, mailed, or otherwise given before the meetings as required by Civil Code § 4920. Plaintiff therefore seeks Fine A for Defendant's failure to prove timely general notice/agenda compliance.

Plaintiff also seeks Fine B because Plaintiff made a written individual-delivery/mail request. After that request, Civil Code §§ 4040 and 4045(b) required Defendant to individually deliver meeting notices/agendas to Plaintiff. Defendant did not produce meeting-specific proof of mailing, email delivery, transmittal, delivery log, sender information, or notice-by-notice compliance for the nine meetings.

Plaintiff also seeks one minutes-availability penalty under Civil Code §§ 4950 and 4955(b). Defendant's Vantaca records do not show a complete minutes set. Plaintiff's exhibits show only one 2026 minutes file and only January through June 2025 minutes, with July through December 2025 minutes missing.

Penalties are warranted because Defendant's failures were repeated, documented, and uncured after written records requests, written notice, Plaintiff's written delivery election/request, Plaintiff's final demand, and expired statutory deadlines. These violations prevented Plaintiff from obtaining required association records, verifying Board action, and exercising statutory notice and participation rights.

Plaintiff requests \$12,500, or the maximum amount the Court finds proven, discretionary, and nonduplicative, plus a 30-day order requiring Defendant to produce records responsive to the six requests or provide signed status certification for each non produced record.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: July , 2026

William Mills

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

☐ Attorney for ☒ Plaintiff ☐ Petitioner ☐ Defendant
☐ Respondent ☐ Other (Specify):

PLAINTIFF/PETITIONER: William Mills	CASE NUMBER:
DEFENDANT/RESPONDENT: CantriceCourtCondominiumOwners'Association	

DECLARATION

(This form must be attached to another form or court paper before it can be filed in court.)

SC-100, ITEM 3(c) — HOW PLAINTIFF CALCULATED THE MONEY OWED

Plaintiff calculates the money owed as statutory penalties, not ordinary compensatory damages.

Records penalties under Civil Code § 5235(a): six separate written records requests x \$500 = \$3,000.

Open Meeting Act penalties under Civil Code § 4955(b): nine Board meetings x two separate statutory duties per meeting x \$500 = \$9,000.

The two separate duties are: (a) general notice/agenda duties to the membership under Civil Code §§ 4045 and 4920; and (b) Plaintiff-specific individual-delivery/mail notice duties after Plaintiff's written delivery election/request under Civil Code §§ 4040 and 4045(b).

Plaintiff's Exhibit 19 supports Fine A because it shows Vantaca agenda-folder entries with "Last Modified" dates after the relevant meeting dates. This evidence supports Plaintiff's claim that Defendant's reliance on Vantaca is not proof of timely pre-meeting notice/agenda compliance. Exhibit 19 does not add a new penalty category and does not increase the amount demanded.

Minutes-availability penalty under Civil Code §§ 4950 and 4955(b): one minutes-availability violation x \$500 = \$500.

Total statutory penalties requested: \$12,500.

This is a unit-by-unit statutory calculation. Plaintiff does not multiply penalties by the number of members, by agenda items, by record subparts, or by Vantaca entries. Plaintiff requests only the units the Court finds proven, discretionary, and nonduplicative. Civil Code § 4955(b) non duplication limits for identical member-wide violations are preserved.

Plaintiff does not seek ordinary out-of-pocket damages. Plaintiff seeks statutory penalties authorized by the Legislature. Statutory penalties may be awarded without proof of ordinary compensatory damages. See *County of San Diego v. Milotz* (1956) 46 Cal.2d 761.

Records production or signed status certification is requested separately as statutory enforcement relief and is not included as money damages.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: July 5, 2026

William Mills

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

☐ Attorney for ☒ Plaintiff ☐ Petitioner ☐ Defendant
☐ Respondent ☐ Other (Specify):