

SHHA Policy On Dispute Resolution Involving Lot Owners

It is the policy of the Board of Directors of Sandia Heights Homeowners Association to attempt to resolve disputes involving the Association and lot owners in the Sandia Heights Development in the least contentious and least expensive method possible and available.

In furtherance of that policy the Association will pursue dispute resolution in the following order:

1. Informal discussions between Association, its committees and representatives, and the lot owner to seek understanding, possible compromise, and a mutually agreed-upon resolution.
2. Mediated discussions using neutral third parties trained in mediation and conflict resolution seeking a mutually agreed-upon resolution.
3. Formal binding arbitration using the services of a professional arbitrator or organization.

The Association will refrain from initiating arbitration or litigation except in circumstances deemed by the Board of Directors to be extraordinary.

The Board recognizes that lot owners within the Development may have the right to initiate litigation without using any of the foregoing alternatives to litigation. The Board will nevertheless suggest the alternatives to lot owners for consideration.

Nothing in this Policy should be construed as a limitation upon the Association or any of its committees, representatives, or volunteers to perform their duties in good faith.

Resolution 2024-12-11-9