

LAKE FOREST II MASTER HOMEOWNERS ASSOCIATION

IDR POLICY



Pursuant to *California Civil Code* §5900, et seq., the purpose of the Internal Dispute Resolution (IDR) Policy is to provide a fair, reasonable, and expeditious procedure for resolving a dispute between the Association and a Member involving the parties' rights, duties, or liabilities under the Davis-Stirling Common Interest Development Act, the Nonprofit Mutual Benefit Corporations Law, or the governing documents of the Association. The procedures for Internal Dispute Resolution are as follows:

1. The Internal Dispute Resolution (IDR) process may be requested in writing by either the Association or the Member serving the other party with a copy of the written request. If the process is invoked by a Member, the Association shall participate. If the process is invoked by the Association, the Member may elect not to participate in the procedure. A Member shall not be charged a fee to participate in the process.
2. Within forty-five (45) days following the receipt of the Member's written request for Internal Dispute Resolution, the Board shall inform the Member in writing of the representative or representatives it has designated to represent the Association in the process, and of a proposed date, time and place for the Association's designated representative(s) and the Member to meet and confer in an attempt to resolve the dispute. 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.
3. Either party may be assisted by an attorney or another person at their own cost.
4. The parties shall each have the opportunity to state and explain their positions regarding the issue or matter in dispute. If during the meet and confer process the Member and the Board's representative(s) reach an agreement in principal regarding the manner in which the dispute may be resolved, they shall put the agreement in writing signed by both parties.
5. A signed agreement reached using these procedures will bind the parties and is judicially enforceable if both of the following conditions are satisfied:
 - a. The agreement is not in conflict with the law or the governing documents of the Association; and
 - b. The agreement is either consistent with the authority granted by the Board of Directors to its representative(s) or the agreement is later ratified by the Board of Directors.