

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES**

**Civil Division**

Southwest District, Inglewood Courthouse, Department 8

**24TRCV00498**

**NOAH GEBREGZIABHER, et al. vs BRIARWOOD  
HOMEOWNERS ASSOCIATION NO. ONE**

November 14, 2024

8:30 AM

Judge: Honorable Ronald F. Frank  
Judicial Assistant: Corinth King  
Courtroom Assistant: Tymeka Jobe

CSR: None  
ERM: None  
Deputy Sheriff: None

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**APPEARANCES:**

For Plaintiff(s): Jessica Grazul (Telephonic)

For Defendant(s): Eurys Cady (Telephonic)

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**NATURE OF PROCEEDINGS:** Case Management Conference

The matter is called for hearing.

Court and counsel confer regarding the status of the case.

The Court elects to set the case for trial.

Post-Mediation Status Conference is scheduled for 04/24/2025 at 08:30 AM in Department 8 at Inglewood Courthouse.

Final Status Conference is scheduled for 11/07/2025 at 09:30 AM in Department 8 at Inglewood Courthouse.

Jury Trial is scheduled for 11/17/2025 at 09:30 AM in Department 8 at Inglewood Courthouse.

A Jury Trial having been set in this matter, the Court orders the following:

**1. MEET AND CONFER**

Prior to the Final Status Conference ("FSC"), counsel (and any unrepresented parties) are ordered to meet and confer to exchange, discuss, and prepare for submission to the Court the jury instructions, verdict form, a statement of the case, exhibits, exhibit lists and witness lists. Parties shall also attempt to reach stipulations with regard to ultimate facts and issues, and authenticity/admissibility of exhibits.

**2. FILINGS**

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All documents required for the FSC shall be FILED AT LEAST 5 COURT DAYS PRIOR to the FSC and served on all opposing counsel (and any unrepresented parties) by email at least 5 court days prior to the FSC. Be sure to bring file-stamped (or digitally imprinted as to filing date) paper copies of these documents to the FSC. The FSC documents are as follows:

### A. TRIAL BRIEFS (Optional but Preferred)

A trial brief of 10 or less pages from each party containing:

- (1) A brief description of the claims and defenses subject to litigation;
- (2) List of major legal and evidentiary issues anticipated, with supporting points and authorities;
- (3) A brief statement of the relief claimed and calculation of damages sought; and
- (4) Any other information which counsel believes may assist the Court in ruling upon trial objections or matters that may arise in trial.

### B. MOTIONS IN LIMINE

Motions in limine and oppositions thereto. Counsel (and any unrepresented parties) may either agree between themselves on the filing date for the motions and oppositions (as long as they are on file by the FSC date) or comply with statutory notice under CCP Section 1005. Such motions will be heard at the FSC. Boilerplate or form motions in limine are disfavored. Motions in limine shall designate the specific evidence sought to be precluded. Counsel (and any unrepresented parties) shall comply with Local Rule 3.57 before filing any motions in limine. If more than one motion in limine is filed, each shall be numbered consecutively as to each side, e.g., MIL P-1, MIL D-3, etc. Opposition papers shall include the number of the motion to which it responds, e.g., Opposition to MIL D-3.

The Court requests that if there is more than one MIL per side, the parties should submit a joint MIL book/binder to the Department 8 Judicial Assistant at least five court days before the FSC. The motions should be tabbed by party and motion number, and contain all relevant pleadings to each MIL, including the motion, the P&As in support thereof, the proposed order, any opposition pleadings, and any reply pleadings. Alternatively, the parties may deliver to Dept. 8 (at least five court days before the FSC) a "jump drive," "thumb drive, or other plug-and-play digital storage device containing each of the MIL documents in digital form.

### C. JURY STATEMENT (required for jury trial)

A JOINT written short statement of the case suitable to be read to the prospective jurors, or a statement that each side stipulates to give its own mini-opening of 2 or so minutes in lieu of a

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short statement of the case. In the event that counsel (and any unrepresented parties) are unable to agree on a joint statement, after meeting and conferring in good faith, each side may submit its

own separate short statement; the Court may decide to give the better or best of the separate proposed short statements with or without editing. The Jury Statement will be discussed and finalized at the FSC.

**D. WITNESS LISTS (required for all trials, bench or jury)**

A JOINT witness list shall be submitted, including each witness's name, time estimate for direct, cross, and redirect, total time for (all witnesses expected to testify), any potential scheduling problem, and any special requirements e.g., interpreter, remote appearance, disability accommodations requested, etc. The names of the witnesses are to be listed alphabetically by last name. In the event that counsel (and any unrepresented parties) are unable to agree on a joint witness list, after meeting and conferring in good faith, each side may submit its own list. A party who fails to sign off on either a joint or submit a separate list faces the risk that the Court will exclude that party's witnesses from testifying as a sanction for failure to comply with this Order.

**E. EXHIBIT LISTS (required for all trials, bench or jury)**

A JOINT exhibit list. Counsel (and any unrepresented parties) are to agree on a block of numbers to be allocated to each party for exhibits. (See LASC Rule 3.53). The exhibit list shall include the exhibit number and a brief description of the exhibit. The list must have three columns to the right of the description. The first column is to be headed "Stipulation: Authenticity/Admission." The second column is to be headed "Date Identified." The third should be a column headed "Date Admitted." At least 3 copies of the list shall be provided to the Court. The Court requests that counsel attempt to stipulate to the admissibility or foundation of documents contained on the list, and to indicate on the joint list each exhibit so agreed upon. In the event that counsel (and any unrepresented parties) are unable to agree on a joint exhibit list, after meeting and conferring in good faith, each side may submit its own list. A party who fails to sign off on either a joint or submit a separate list faces the risk that the Court will exclude that party's exhibits as a sanction for failure to comply with this Order.

**F. JURY INSTRUCTIONS (required for jury trials)**

A JOINT set of jury instructions. Counsel (and any unrepresented parties) shall meet and confer

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to prepare this joint set. Any proposed instruction to which counsel cannot agree shall be submitted as a separate set or sets. Each instruction must indicate the party/parties requesting the instruction. All blanks on CACI instructions must be completed and any irrelevant portions stricken. (LASC Rule 3.170). Special instructions should be submitted in a format suitable for

jury review, i.e., citations of authority and identity of requesting party placed above the text. (LASC Rule 3.171). Any requested alterations to the 100 series of CACI, especially CACI 101, should be identified at the FSC. Gender-neutral language is required in jury instructions. (Cal. Rule of Court. 2.1058.)

### G. VERDICT FORM (required for jury trials)

A JOINT general verdict form, and/or any special verdict forms that will be requested. In the event that counsel (and any unrepresented parties) are unable to agree on a verdict form, after meet and confer in good faith, each side may submit its own separate verdict form and the Court may decide to give the better or best of the separate proposed forms with or without editing.

### 3. EXHIBITS

Counsel (and any unrepresented parties) shall prepare a JOINT set of exhibits. The original and 2 copies of all exhibits shall be provided to the Court at the outset of trial. The exhibits shall be placed in one or more 3-ring binders for ease of access and shall be properly marked, with numbered tabs at the side or bottom to separate each exhibit. Each exhibit shall be internally paginated. If more than one volume of binders is required, the volume number and identification of the exhibit numbers contained therein shall be indicated on the spine of each binder. Non-documentary exhibits shall be represented in the binder with a simple written description. An exhibit list shall be placed at the front of each exhibit binder as an index. At least five sets of exhibit binders will be needed at trial: one for the witness stand, one for the JA, one for the Court, and one for each party.

Video and audio exhibits must be shown or a digital version provided to opposing counsel (and any unrepresented parties) before they are first referenced during trial. See LASC Rule 3.150. Video and audio exhibits containing statements of parties or witnesses must be submitted with a transcript of the statement(s), or the Court will only allow the video to be played in mute mode. See Cal. Rule of Court 2.1040(a), (b). Issues concerning video and audio exhibits should be raised during the FSC by the opponent of the exhibit.

Exhibits written in a foreign language must be accompanied by a certified English translation, consistent with Cal. Rule of Court 3.1110(g).

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Deputy Sheriff: None

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Counsel (and any unrepresented parties) are ordered to meet and confer with respect to each exhibit prior to trial with a view towards agreeing on the authenticity/admissibility of the exhibits.

FAILURE TO SUBMIT any item required by this Order in a timely manner without good cause will subject the party to the imposition of appropriate SANCTIONS, including monetary sanctions, exclusion of evidence, issue preclusion, denial of claim or defense, dismissal, and default.

Clerk to give notice.

Certificate of Mailing is attached.

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| <p align="center"><b>SUPERIOR COURT OF CALIFORNIA<br/>COUNTY OF LOS ANGELES</b></p>            |  | <p align="center">Reserved for Clerk's File Stamp</p>   |
| <p>COURTHOUSE ADDRESS:<br/>Inglewood Courthouse<br/>One Regent Street, Inglewood, CA 90301</p> |  | <p align="center"><b>FILED</b><br/>Superior Court of California<br/>County of Los Angeles<br/>11/14/2024<br/>David W. Slayton, Executive Officer / Clerk of Court<br/>By: <u>C. King</u> Deputy</p> |
| <p>PLAINTIFF/PETITIONER:<br/>NOAH GEBREGZIABHER et al</p>                                      |  |   |
| <p>DEFENDANT/RESPONDENT:<br/>BRIARWOOD HOMEOWNERS ASSOCIATION NO. ONE</p>                      |  |   |
| <p align="center"><b>CERTIFICATE OF MAILING</b></p>  |  | <p>CASE NUMBER:<br/>24TRCV00498</p>   |

I, the below-named Executive Officer/Clerk of the above-entitled court, do hereby certify that I am not a party to the cause herein, and that on this date I served the Minute Order (Case Management Conference) of 11/14/2024 upon each party or counsel named below by placing the document for collection and mailing so as to cause it to be deposited in the United States mail at the courthouse in Inglewood, California, one copy of the original filed/entered herein in a separate sealed envelope to each address as shown below with the postage thereon fully prepaid, in accordance with standard court practices.

Eurus Cady  
LAW OFFICES OF SCOTT C STRATMAN  
P.O. BOX 258829  
Oklahoma City, OK 73125

Gregory A Dilts  
Law Offices of Scott C Stratman  
P. O. Box 258829  
Oklahoma City, OK 73125

✓ Jessica Grazul  
MBK Chapman PC  
120 Vantis Drive Suite 500  
Aliso Viejo, CA 92656

David W. Slayton, Executive Officer / Clerk of Court

Dated: 11/14/2024

By: C. King  
Deputy Clerk

**CERTIFICATE OF MAILING**