#### IN THE SUPREME COURT OF THE STATE OF NEVADA

MICHAEL KOSOR, JR., AN INDIVIDUAL

Appellant,

v.

SOUTHERN HIGHANDS COMMUNITY ASSOCIATION, A NEVADA NON-PROFIT CORPORATION,

Respondent.

Electronically Filed Jun 01 2025 04:10 PM Elizabeth A. Brown Clerk of Supreme Court

### APPENDIX TO APPELLANT'S OPENING BRIEF VOLUMES 1-11 INDEX ONLY

Nevada Supreme Court No. 89439

Eighth Judicial District Court Honorable Joanna S. Kishner, District Judge Civil Case No. A-23-881474-W

\_\_\_\_

Robert E. Werbicky (6166)
HUTCHISON & STEFFEN, PLLC
10080 West Alta Drive, Suite 200
Las Vegas, Nevada 89145
rwerbicky@hutchlegal.com
(702) 385-2500
Attorney for Appellant

# CHRONOLOGICAL INDEX

Doc No.	Description	Date	Vol.	Bates	Range
1	Complaint	11/13/2023	1	AA 1	AA 9
2	First Amended Complaint	11/17/2023	1	AA 10	AA 17
3	Plaintiff's Motion for (1) Temporary Restraining Order and (2) Preliminary Injunction on an Order Shortening Time	11/17/2023	1	AA 18	AA 36
4	Exhibits to Plaintiff's Motion for (1) Temporary Restraining Order and (2) Preliminary Injunction on an Order Shortening Time	11/17/2023	1-2	AA 37	AA 283
5	Complaint	02/01/2024	2	AA 284	AA 290
6	Order Denying Plaintiff's Motion for Temporary Restraining Order	02/02/2024	2	AA 291	AA 308
7	Appendix to Plaintiff's Motion for (1) Temporary Restraining Order and (2) Preliminary Injunction on an Order Shortening Time	02/02/2024	2-3	AA 309	AA 611
8	Plaintiff's Motion for (1) Temporary Restraining Order and (2) Preliminary Injunction on an Order Shortening Time	02/05/2024	3	AA 612	AA 642
9	Notice of Entry of Order (1) Granting Temporary Restraining Order and (2) Setting Briefing Schedule and Hearing for Motion for Preliminary Injunction	02/07/2024	3	AA 643	AA 647

4.0				l	
10	Appendix to Southern Highlands Community Association's Opposition to Plaintiff's Motion for Temporary Restraining Order and Preliminary Injunction on an Order Shortening Time	02/20/2024	3-5	AA 648	AA 1177
11	Recorder's Transcript of Proceeding	03/07/2024	5-6	AA 1178	AA 1252
12	Notice of Entry of Order Granting Defendant Southern Highland's Development Corporation's Motion to Dismiss Plaintiff's First Amended Complaint	03/18/2024	6	AA 1253	AA 1266
13	ADR Completion Letter	03/22/2024	6	AA 1267	AA 1267
14	Notice of Entry of Stipulation and Order to Consolidate Cases	04/01/2024	6	AA 1268	AA 1276
15	Notice of Department Reassignment	04/03/2024	6	AA 1277	AA 1277
16	Defendant Southern Highlands Community Association's Answer to Plaintiff's Complaint and Counter-Claim	04/30/2024	6	AA 1278	AA 1299
17	Order Denying Plaintiff's Motion for Preliminary Injunction	04/30/2024	6	AA 1300	AA 1306
18	Plaintiff/Counter- Defendant's Motion to Dismiss Defendant/Counter- Claimant's Counterclaims	05/21/2024	6	AA 1307	AA 1314
19	Motion for Leave to File Second Amended Complaint	05/24/2024	6	AA 1315	AA 1351

20	Defendant/Counterclaimant Southern Highlands Community Association's Opposition to Motion to Dismiss Counterclaims Filed by Plaintiff/Counter- Defendant	06/04/2024	6	AA 1352	AA 1359
21	Plaintiff's Reply In Support of Plaintiff's Motion to Dismiss Counterclaims	06/18/2024	6	AA 1360	AA 1366
22	Counter Defendants Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	07/01/2024	6	AA 1367	AA 1467
23	Notice of Hearing	07/09/2024	6	AA 1468	AA 1468
24	Defendant/Counterclaimant Southern Highlands Community Association's Opposition to Plaintiff/ Counter Defendants Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	07/12/2024	6	AA 1469	AA 1486
25	Appendix to Defendant/Counterclaimant Southern Highlands Community Association's Opposition to Plaintiff/ Counter Defendants Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	07/12/2024	6-7	AA 1487	AA 1662
26	Transcript of Proceedings	07/16/2024	7-8	AA 1663	AA 1769
27	Transcript of Proceedings	07/18/2024	8	AA 1770	AA 1807

28	Notice of Entry of Order				
20	Granting In Part and Denying In Part Counter-Defendant's Motion to Dismiss	07/23/2024	8	AA 1808	AA 1819
29	Defendant Southern Highlands Community Association's Amended Answer to Plaintiff's Complaint and Counter- Claim	07/30/2024	8	AA 1820	AA 1840
30	Notice of Entry of Stipulation and Order Extending Anti- SLAPP Hearing and Order Deadlines	08/05/2024	8	AA 1841	AA 1853
31	Transcript of Hearing	08/06/2024	8	AA 1854	AA 1957
32	Notice of Entry of Order Denying Plaintiff's Motion for Leave to File Second Amended Complaint	08/16/2024	8	AA 1958	AA 1975
33	Redlined Order Denying Counter Defendant's Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	08/19/2024	8	AA 1976	AA 1987
34	Order Denying Counter Defendant's Special Anti- SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	09/03/2024	9	AA 1988	AA 2004
35	Notice of Entry of Order Denying Counter Defendant's Special Anti- SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	09/04/2024	9	AA 2005	AA 2024

36	Plaintiff/Counter- Defendant's Answer to Southern Highland Community Association's Counter-Claim	09/18/2024	9	AA 2025	AA 2032
37	Plaintiff/Counter-Defendant Michael Kosor, Jr.'s Notice of Appeal	10/03/2024	9	AA 2033	AA 2035
38	Southern Highlands Community Association's Opposition to Plaintiff's Motion for Temporary Restraining Order and Preliminary Injunction on an Order Shortening Time and Countermotion to Dissolve Temporary Restraining Order	02/20/2024	9	AA 2036	AA 2069
39	Appendix to Southern Highlands Community Association's Opposition to Plaintiff's Motion for Temporary Restraining Order and Preliminary Injunction on an Order Shortening Time and Countermotion to Dissolve Temporary Restraining Order	02/20/2024	9-11	AA 2070	AA 2599
40	Transcript of Proceedings	06/05/2024	11	AA 2600	AA 2636
41	Plaintiff's/Counter- Defendant's Proposed Order Denying Counter- Defendant's Special Anti- SLAPP Motion to Dismiss Counter-Claimant's Counterclaims Pursuant to NRS 41.637	08/30/3034	11	AA 2637	AA 2648
42	Docket for Case No. A-23-881474-W	05/30/2025	11	AA 2649	AA 2683

## ALPHABETICAL INDEX

Doc	Description	Date	Vo1.	Bates	Range
No.					
13	ADR Completion Letter	03/22/2024	6	AA 1267	AA 1267
25	Appendix to				
	Defendant/Counterclaimant				
	Southern Highlands				
	Community Association's				
	Opposition to Plaintiff/	07/12/2024	6-7	AA 1487	AA 1662
	Counter Defendants Special	07/12/2024	0-7	707	7171 1002
	Anti-SLAPP Motion to				
	Dismiss Counterclaimant's				
	Counterclaims Pursuant to				
	NRS 41.637				
7	Appendix to Plaintiff's				
	Motion for (1) Temporary				
	Restraining Order and (2)	02/02/2024	2-3	AA 309	AA 611
	Preliminary Injunction on an				
	Order Shortening Time				
10	Appendix to Southern				
	Highlands Community				
	Association's Opposition to				
	Plaintiff's Motion for	02/20/2024	3-5	AA 648	AA 1177
	Temporary Restraining Order				
	and Preliminary Injunction				
	on an Order Shortening Time				
39	Appendix to Southern				
	Highlands Community				
	Association's Opposition to				
	Plaintiff's Motion for				
	Temporary Restraining Order	02/20/2024	9-11	AA 2070	AA 2599
	and Preliminary Injunction	02,20,202 <b>-</b>	7 11	1111 2010	1111 2377
	on an Order Shortening Time				
	and Countermotion to				
	Dissolve Temporary				
	Restraining Order				
1	Complaint	11/13/2023	1	AA 1	AA 9
5	Complaint	02/01/2024	2	AA 284	AA 290

22	Countar Defendants Special				
22	Counter Defendants Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	07/01/2024	6	AA 1367	AA 1467
29	Defendant Southern Highlands Community Association's Amended Answer to Plaintiff's Complaint and Counter- Claim	07/30/2024	8	AA 1820	AA 1840
16	Defendant Southern Highlands Community Association's Answer to Plaintiff's Complaint and Counter-Claim	04/30/2024	6	AA 1278	AA 1299
20	Defendant/Counterclaimant Southern Highlands Community Association's Opposition to Motion to Dismiss Counterclaims Filed by Plaintiff/Counter- Defendant	06/04/2024	6	AA 1352	AA 1359
24	Defendant/Counterclaimant Southern Highlands Community Association's Opposition to Plaintiff/ Counter Defendants Special Anti-SLAPP Motion to Dismiss Counterclaimant's Counterclaims Pursuant to NRS 41.637	07/12/2024	6	AA 1469	AA 1486
42	Docket for Case No. A-23- 881474-W	05/30/2025	11	AA 2649	AA 2683
4	Exhibits to Plaintiff's Motion for (1) Temporary Restraining Order and (2) Preliminary Injunction on an Order Shortening Time	11/17/2023	1-2	AA 37	AA 283

2	First Amended Complaint	11/17/2023	1	AA 10	AA 17
19	Motion for Leave to File	05/04/0004	6	A A 1215	A A 1251
	Second Amended Complaint	05/24/2024	6	AA 1315	AA 1351
15	Notice of Department	04/03/2024	6	AA 1277	AA 1277
	Reassignment	U <del>1</del> /UJ/2U24	U	AA 14//	AA 14//
9	Notice of Entry of Order (1)				
	Granting Temporary				
	Restraining Order and (2)	02/07/2024	3	AA 643	AA 647
	Setting Briefing Schedule				
	and Hearing for Motion for Preliminary Injunction				
35	Notice of Entry of Order				
	Denying Counter				
	Defendant's Special Anti-				
	SLAPP Motion to Dismiss	09/04/2024	9	AA 2005	AA 2024
	Counterclaimant's				
	Counterclaims Pursuant to				
	NRS 41.637				
32	Notice of Entry of Order				
	Denying Plaintiff's Motion	08/16/2024	8	AA 1958	AA 1975
	for Leave to File Second				
12	Amended Complaint Notice of Entry of Order				
12	Notice of Entry of Order Granting Defendant Southern				
	Highland's Development				
	Corporation's Motion to	03/18/2024	6	AA 1253	AA 1266
	Dismiss Plaintiff's First				
	Amended Complaint				
28	Notice of Entry of Order				
	Granting In Part and Denying	07/23/2024	8	AA 1808	AA 1819
	In Part Counter-Defendant's	01/23/2024		11111000	1111 1019
2.0	Motion to Dismiss				
30	Notice of Entry of Stipulation				
	and Order Extending Anti-	08/05/2024	8	AA 1841	AA 1853
	SLAPP Hearing and Order Deadlines				
14	Notice of Entry of Stipulation				
17	and Order to Consolidate	04/01/2024	6	AA 1268	AA 1276
	Cases	5 ., 5 1, <b>202</b> !		12.7.200	12.2.2.7.0
<u> </u>			1	1	l .

23	Notice of Hearing	07/09/2024	6	AA 1468	AA 1468
34	Order Denying Counter				
	Defendant's Special Anti-				
	SLAPP Motion to Dismiss	09/03/2024	9	AA 1988	AA 2004
	Counterclaimant's	09/03/2024	)	AA 1700	AA 2004
	Counterclaims Pursuant to				
	NRS 41.637				
17	Order Denying Plaintiff's				
	Motion for Preliminary	04/30/2024	6	AA 1300	AA 1306
	Injunction				
6	Order Denying Plaintiff's	02/02/2024		4 4 201	4 4 200
	Motion for Temporary	02/02/2024	2	AA 291	AA 308
27	Restraining Order				
37	Plaintiff/Counter-Defendant	10/02/2024		A A 2022	A A 2025
	Michael Kosor, Jr.'s Notice	10/03/2024	9	AA 2033	AA 2035
36	of Appeal Plaintiff/Counter-				
30	Defendant's Answer to				
	Southern Highland	09/18/2024	9	AA 2025	AA 2032
	Community Association's	07/10/2024		1111 2023	1111 2032
	Counter-Claim				
18	Plaintiff/Counter-				
	Defendant's Motion to	05/01/0004		A A 1207	A A 1014
	Dismiss Defendant/Counter-	05/21/2024	6	AA 1307	AA 1314
	Claimant's Counterclaims				
3	Plaintiff's Motion for (1)				
	Temporary Restraining Order				
	and (2) Preliminary	11/17/2023	1	AA 18	AA 36
	Injunction on an Order				
	Shortening Time				
8	Plaintiff's Motion for (1)				
	Temporary Restraining Order	02/05/2024			
	and (2) Preliminary	02/05/2024	3	AA 612	AA 642
	Injunction on an Order				
21	Shortening Time				
21	Plaintiff's Reply In Support	06/19/2024	6	A A 1260	A A 1266
	of Plaintiff's Motion to	06/18/2024	6	AA 1360	AA 1366
<u> </u>	Dismiss Counterclaims		1		

41	Plaintiff's/Counter-				
	Defendant's Proposed Order				
	Denying Counter-			AA 2637	
	Defendant's Special Anti-	08/30/3034	11		AA 2648
	SLAPP Motion to Dismiss	00/30/3034	11	AA 2031	AA 2040
	Counter-Claimant's				
	Counterclaims Pursuant to				
	NRS 41.637				
11	Recorder's Transcript of	03/07/2024	5-6	AA 1178	AA 1252
	Proceeding	02/0//2021		111111	11111202
33	Redlined Order Denying				
	Counter Defendant's Special				
	Anti-SLAPP Motion to	08/19/2024	8	AA 1976	AA 1987
	Dismiss Counterclaimant's				
	Counterclaims Pursuant to				
	NRS 41.637				
38	Southern Highlands				
	Community Association's				
	Opposition to Plaintiff's				
	Motion for Temporary				
	Restraining Order and	02/20/2024	9	AA 2036	AA 2069
	Preliminary Injunction on an				
	Order Shortening Time and				
	Countermotion to Dissolve				
	Temporary Restraining Order				
31	Transcript of Hearing	08/06/2024	8	AA 1854	AA 1957
26	Transcript of Proceedings	07/16/2024	7-8	AA 1663	AA 1769
27	Transcript of Proceedings	07/18/2024	8	AA 1770	AA 1807
40	Transcript of Proceedings	06/05/2024	11	AA 2600	AA 2636

#### CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this APPENDIX TO

APPELLANT'S OPENING BRIEF VOLUMES 1-11 INDEX ONLY was served

upon all counsel of record by electronically filing the document using the Nevada

Supreme Court's electronic filing system.

Dated: June 1, 2025.

By: /s/ Kaylee Conradi

An Employee of Hutchison & Steffen

11