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BANK OF AMERICA, N.A.

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

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16 BANK OF AMERICA, N.A.  
17 Plaintiff,  
18 v.  
19 PALM HILLS HOMEOWNERS  
ASSOCIATION, INC.; VERN ELMER; and  
NEVADA ASSOCIATION SERVICES, INC.  
20 Defendants.  
21  
22 VERN ELMER, an individual,  
23 Counterclaimant,  
24 vs.  
25 BANK OF AMERICA, N.A., a National  
Association; DOE INDIVIDUALS I-X; and ROE  
26 CORPORATIONS I-X, inclusive.  
27 Counterdefendants.  
28

Case No.: 2:16-cv-00614-APG-GWF

**[PROPOSED] STIPULATION AND  
ORDER TO EXTEND DISCOVERY  
DEADLINES**

**[THIRD REQUEST]**



1 On December 14, 2016, the Ninth Circuit issued its mandate in *Bourne Valley*. And on June  
2 26, 2017, the United States Supreme Court denied the *Bourne Valley* petition to the United States  
3 Supreme Court for a writ of certiorari.

4 On July 27, 2017, BANA filed its Motion to Lift Stay, based on the *Bourne Valley* appellate  
5 court rulings. [ECF No. 44].

6 On September 6, 2017, this Court entered its Order Granting Motion to Lift Stay. [ECF No.  
7 46] (the “Order Lifting Stay”). The Court’s Order Lifting Stay provides that the “[t]he stay in this  
8 case is lifted for all purposes”.

9 On October 16, 2017, the Court entered a Stipulation and Order to Extend Discovery  
10 Deadlines [First Request] [ECF No. 48] to reopen discovery following the Order Lifting Stay and  
11 set a new date for the close of discovery of April 9, 2018. The parties have been diligently engaged  
12 in discovery and nearly all discovery has been completed. BANA has requested an extension of  
13 discovery to allow for the answering of Elmer’s discovery requests and to allow Elmer any  
14 necessary additional discovery arising from BANA’s responses. The Parties therefore now propose  
15 extending discovery to June 27, 2018.

16 **II.**

17 **STATEMENT OF AUTHORITIES AND**  
18 **PROPOSED AMENDED DISCOVERY DEADLINES**

19 **A. LR 26-4 - EXTENSION OF SCHEDULED DEADLINES**

20 LR 26-4 governs the extension of discovery deadlines, and provides in relevant part:

21 **A motion or stipulation to extend any date set by the discovery plan, scheduling**  
22 **order, or other order must, in addition to satisfying the requirements of LR IA 6-1,**  
23 **be supported by a showing of good cause for the extension.** A motion or stipulation to  
24 extend a deadline set forth in a discovery plan must be received by the court no later than  
25 21 days before the expiration of the subject deadline. A request made within 21 days of  
the subject deadline must be supported by a showing of good cause. A request made after  
the expiration of the subject deadline will not be granted unless the movant also  
demonstrates that the failure to act was the result of excusable neglect. A motion or  
stipulation to extend a discovery deadline or to reopen discovery must include:

- 26 (a) A statement specifying the discovery completed;
- 27 (b) A specific description of the discovery that remains to be completed;
- 28 (c) The reasons why the deadline was not satisfied or the remaining discovery was

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not completed within the time limits set by the discovery plan; and  
(d) A proposed schedule for completing all remaining discovery.

(emphasis added).

**B. STATEMENT PURSUANT TO LR 26-4:**

**1. Completed Discovery.**

To date, the following discovery has been completed in this case:

- (i). BANA's initial disclosures (served on April 22, 2016).
- (ii). Palm Hills HOA's initial disclosures (served on May 12, 2016).
- (iii). BANA served its Initial Expert Disclosure (November 7, 2016).
- (iv). BANA served discovery requests on Nevada Association Services, Inc. and Vern Elmer (December 13, 2017) which requests were then responded to (February 23, 2018 and March 26, 2018).
- (v). Elmer's Initial Disclosures (served on March 19, 2018).
- (vi). Elmer's Supplemental Disclosures (served on April 2, 2018).
- (vii). Palm Hills HOA's initial disclosures (served on May 12, 2016).
- (viii). The deposition of Michael Short has been taken (March 26, 2018).
- (ix). Vern Elmer served discovery requests on BANA (March 28, 2016).
- (x). The deposition of Vern Elmer has been taken (March 26, 2018).
- (xi). The deposition of Palm Hills HOA has been taken (April 6, 2018).
- (xii). The deposition of Nevada Association Services has been taken (April 9, 2018).

**2. Discovery That Remains to Be Completed.**

BANA has requested an extension of discovery to allow for the answering of Elmer's discovery requests and to allow Elmer any necessary additional discovery arising from BANA's responses.

**3. Reasons Why The Discovery Deadline Was Not Satisfied.**

BANA has had some difficulty in gathering information for its discovery responses and in obtaining verification for interrogatories. The Parties all seek to allow Elmer a fair

1 opportunity to conduct further discovery following responses to his discovery requests.

2 **4. Proposed Schedule For Completing All Remaining Discovery.**

3 LR 26-1(b)(1) provides that “[u]nless the court orders otherwise, discovery periods  
4 longer than 180 days from the date the first defendant answers or appears will require special  
5 scheduling review”.

6 The Parties STIPULATE and AGREE to amend and extend the discovery dates set forth in  
7 the Stipulation and Order to Extend Discovery Deadlines [Second Request] dated February 9, 2018  
8 [ECF No. 55], according to the following schedule:

9 **Pre-Discovery Disclosures.** No change - **Friday, October 20, 2017.**

10 **Discovery Cut-Off Date.** The discovery cut-off date shall be extended to **Wednesday,**  
11 **June 27, 2018.**

12 **Amending Pleadings and Adding Parties.** No change - **Tuesday, January 9, 2018.**

13 **FRCP 26(a)(2) Disclosures of Experts.** No change - **Thursday, February 8, 2018,**  
14 **Rebuttals - Monday, March 12, 2018.**

15 **Interim Status Report.** No change - **Monday, February 26, 2018.**

16 **Dispositive Motions.** The Parties shall have until **Monday, July 30, 2018,** to file  
17 dispositive motions, the Monday after thirty-one (31) days after the discovery cut-off. In the event  
18 the discovery cut-off is extended, the deadlines for filing dispositive motions automatically will be  
19 extended until thirty (30) days after the new discovery cut-off date.

20 **Pre-Trial Order.** The Parties will prepare a Consolidated Pre-Trial Order on or before  
21 **Wednesday, August 29, 2018,** which is not more than thirty (30) days after the date set for filing  
22 dispositive motions in the case. This deadline will be suspended if dispositive motions are timely  
23 filed until thirty (30) days after the decision of the dispositive motions or until further order of the  
24 Court. The disclosure required by FRCP Rule 26(a)(3) and objections thereto, shall be made in the  
25 pretrial order.

26 **Court Conferences.** The Parties are not requesting a conference with the Court regarding  
27 this proposed Stipulation and Order to Extend Discovery Deadlines. If the Court has questions  
28

1 regarding the dates proposed by the Parties, the Parties request a conference with the Court.

2 **Extensions or Modification of the Discovery Plan and Scheduling Order.** LR 26-4  
3 governs modifications or extensions of this Discovery Plan and Scheduling Order. Any stipulation  
4 or motion to extend a deadline set forth in the discovery plan and scheduling order must be made  
5 not later than twenty-one (21) days before the subject deadline. Any stipulation or motion to extend  
6 the discovery cut-off period must be made no later than **Wednesday, June 6, 2018**, twenty-one  
7 (21) days before the discovery cut-off date.

8 DATED this 30<sup>th</sup> day of April, 2018.

9 **GERRARD COX LARSEN**

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16 **NEVADA ASSOCIATION SERVICES,**  
17 **INC.**

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23 **ORDER**

24 **IT IS SO ORDERED.**

  
UNITED STATES MAGISTRATE JUDGE

DATED: 5-1-2018