

Administrative Report October 15, 2020

Collections

There are 3 accounts I am bringing back for foreclosure. ***They are all bank owned.*** I sent an "Intent to Foreclose" to the banks on July 16, 2020 with a deadline of August 18, 2020 to each one. There has been no response from any of the banks. Legally, the properties stay in the name of the landowner until the bank sells the property; however, these have all been foreclosed on by the banks and are considered bank owned.

They are all a result of the death of a landowner. In 2 of the cases, no one took responsibility for the property (Darrell Lambson and Judy Franke), and the third (O'Brien) was taken over by the daughter (Lindsey) who was not able to keep the property and let it go back to the bank. This is the second time the Darrell Lambson property has been here.

I contacted both the banks and the loan servicing company (CoreLogic) to try to get these paid. I have reached out to my contact at CoreLogic several times.

After some back and forth, the responses were:

1. O'Brien/Lindsey, 10/1/20: "Good morning. Thank you for your patience. We reached out to the lender and notified them of the unpaid taxes and possible foreclosure. They should be paying this." 10/15/20: "The lender for O'Brien stated that the payment will reach the office on or before 10/20/2020."
2. Lambson, 9/23/20: "For Lambson we reached out to the lender and notified them of the unpaid taxes." 10/15/20: "For Lambson, we reached back out to the lender to see if they will pay this."
3. Franke: "CoreLogic does not service this property." No response from bank.

Recommendation: foreclose on Franke; work with lenders on O'Brien and Lambson.

District Manager as Independent Contractor (1099)

I emailed SDAO with your questions. Their response was that no, a district manager would not be an independent contractor. There are criteria to be met to be considered an independent contractor. "Think of it in the sense that, as an example, if you hire someone to fix your roof they would be an independent contractor because you do not direct their work (they determine how they will fix the roof), they supply their own equipment (where you would supply your DM with a desk, computer etc.), they set their own schedule and they have other clients that they do roof repair work for. Your District Manager is an employee."

2019 Audit

The final audit reports were in the last board packet. We need to review and accept at this board meeting.

Web-based Payments "Point & Pay"

All documents have been submitted. We should be fully functional by the end of the year.