

Administrative Service Manager's Report  
November 16, 2023

**A. AUDIT**

We received the final Audited Financial Report for 12/31/2022 last week. I have attached the letters to the Board that accompany the report. The full report will be given to the Board when I pick them up from the auditor. We will need to accept it after you have had a chance to review it. If you want, we can ask the auditor to attend a meeting to answer questions.

**B. POWER BILLS**

I have the final bills from UEC and will be working on the power bills shortly.

Total paid to UEC for 2023:	\$ 83,884.73
20% added to WEID budget:	\$ 16,776.95
Increased AR balance:	\$100,661.68

**C. COLLECTIONS:**

Lien and Foreclosure Notices went out end of September. Sending a copy of everything to the major mortgage servicing companies has worked REALLY well. There are still a few accounts with mortgages that neither the landowner nor mortgage company has responded to. Once the Board has ordered the foreclosures, I will resend them with the fees and give them a week to pay; I will cancel the fees if they pay in that time. If we can get the mortgage companies to pay before sending to the attorney, that should speed things up while continuing to keep legal fees manageable.

**Accounts Receivable History:**

8/31/23	\$154,081.73
9/30/23	\$145,765.54
10/31/23	\$ 83,543.60
11/16/23	\$ 68,311.68

**Lien Notices (Due Nov. 6)**

Sent:	56
Paid in Full:	37
Pmt. Arr.:	9
No Contact:	10

**Foreclosure Notices (Due Nov. 10)**

Sent:	41
Paid in Full:	26
Pmt. Arr:	2
No Contact:	12
Cancel W/R:	1

**Accounts in collections, no response from Intent to Foreclose. All Foreclosure Intent letters had a deadline of 11/10/2023.** I did reach out to everyone on the foreclosure list by phone and give them one final chance to pay their bill. See notes below. 3 paid in full, 1 made large payment with promise to pay balance on Friday, and one stated will come in Friday and pay in full.

- 1. Donald / Angelica Ashe                      4N2520B 1601                      1.20 ac                      \$ 1194.67**  
Owes 2022 Assessments, 2023 Assessments, Notice fees. Foreclosure Intent: Certified – unclaimed; Regular – not returned. Last payment 12/18/21 for \$520.14 in response to previous foreclosure notice. No contact since that time. I called the phone number I have on file – he says he will come by on Friday (11/17) and pay in full. Repeat offender. In my experience, Don follows through on his promises – he has never made a promise to pay and not followed through.
- 2. Maira Alejandra Casas                      5N2623D 1904                      1.10 ac                      \$ 715.98**  
Owes 2022 Power Bill, 2023 Assessments, Notice fees. Foreclosure Intent: Certified – unclaimed; Regular – not returned. Last payment 4/20/2022 for \$621.26 which paid 2021 Pump Surcharge and most of 2022 Assessments. Emma and I spoke with her this summer (with Ben's help) regarding her meter, but no discussion about account. I called the number I have on file on 11/15; disconnected.
- 3. Armando Javier Elizondo                      5N2625D 0201                      2.00 ac                      \$ 1354.10**  
**IN FORECLOSURE BY MORROW COUNTY.**  
Owes 2021 Pump Surcharge, 2022 Assessments, 2023 Assessments, Notice fees. Foreclosure Intent: Certified – unclaimed; Regular – not returned. Last payment 7/29/21 for \$529.96 in response to previous foreclosure. No contact since that time. I called the number I have on file – he paid \$600 over the phone with a promise to pay balance on Friday, 11/17. I also gave him the Morrow County Assessor's phone number. Repeat offender
- 4. Albert Erevia                                      5N2625C 1305                      0.80 ac                      \$ 1688.01**  
Owes 2021 Second Half, Pump Surcharge, Power Bill; all of 2022 and 2023. Foreclosure Intent signed by Elida Rangel (resident) on 10/5/23. No contact by resident. This is a little different: Was: Albert / Juanita Erevia (Juanita passed away in 2021); Albert passed away 2/10/22. The estate is a mess – resident of property is suing family for ownership of property, but not paying any bills. Family does not want to pay until they know that they own property. Deed is a mess: "Albert Erevia (WD), from Knapp Mobile Home Discount" – Erevia's paid it off, Knapp Mobile Home Discount doesn't exist anymore (owner passed away), son of deceased owner signed the deed over to Erevia's, but he had no authority to do so. Bills have been sent to both daughter and resident. No contact from resident; last contact from daughter was 6/5/23 stating that all future bills should be sent to property address. I called the number I have for the resident 11/15. She gave me the number for an attorney (Bendixen Law) – I called and left a message.



**11. Beverly Jo An Smith                      5N2721B 0500                      0.60 ac                      \$ 3486.32**

**IN FORECLOSURE BY MORROW COUNTY.**

Owe 2019 Second Half, all of 2020, 2021, 2022, 2023, in addition to lien fees. Certified Foreclosure Intent mailed to son / personal representative returned but regular mail not returned. Jo An passed away in 2019? Last payment 7/11/19 of \$20.00 by Jo An per her payment arrangements. PR stated early 2020 that property was controlled by State of Oregon due to Jo An being in a nursing home, and they were not allowed to pay any bills. I have heard this before by others in similar situation. No phone numbers on file.

**12. David Swart                                      5N2714C 1300                      1.90 ac                      \$ 1335.62**

Owes 2021 Pump Surcharge, Power Bill; all of 2022 and 2023 Foreclosure Intent signed by David Swart on 10/13/23. Last payment on 7/2/2021 of \$257.53 paid 2<sup>nd</sup> Half 2021. We spoke with him this spring, he acknowledged he owes the bill and cannot take water until it is paid. Repeat offender. No contact since that time. I called the numbers I have on file on 11/15 – left a message.

**13. Juan Pablo Trujillo                              5N2625A 1902                      0.80 ac                      \$ 666.90**

Owes 2022 Power Bill, 2023 Assessments, Notice fees. Foreclosure Intent: Certified – unclaimed; Regular – not returned. Last payment 2/7/2022 for \$1172.54 in response to Foreclosure Notice. No contact from landowner. Repeat offender. I called the number I have on file – left a message.

**14. Roger / Nora Shipley                              5N2714C 1200                      0.50 ac                      \$ 1088.71**

**IN FORECLOSURE BY UMATILLA COUNTY.**

Owes 2021 Pump Surcharge, all 2022, 2023, notice fees. Certified Foreclosure Intent signed by “Roger Shipley” on 10/7/23. Both Roger and Nora are deceased. Last payment 7/7/22 of \$240.25 by resident Willie McLemore, who has since moved out. Currently lived in by squatters. Someone came into office about the time of the notice when I was out asking questions about a well agreement; did not give her name or return to office. There is possibly a loan through Banner Bank; I called and emailed them but there has been no response. I spoke with Umatilla County attorney. Although we could “beat them to the punch” so to speak, WEID would have to begin probate, appoint Personal Representative, evict squatters, etc. No probate is required when foreclosure is by county.

**Recommendations for Foreclosure**  
**November 16, 2023**

1. Maira Alejandra Casas	5N2623D 1904	1.10 ac	\$ 715.98
2. Albert Erevia	5N2625C 1305	0.80 ac	\$ 1688.01
3. Rion Griffitts	5N2625AA0600	0.20 ac	\$ 1589.13
4. Theresa Morley	5N2625AA0202	0.20 ac	\$ 1252.80
5. Crissa Parker / Laura Richter	5N2624DA3502	0.30 ac	\$ 908.94
6. Shawn Sawyer	5N2623B 2200	1.00 ac	\$ 1393.44
7. Shawn Sawyer	5N2623B 2300	0.70 ac	\$ 1078.62
8. Shawn Sawyer	5N2623B 2400	0.10 ac	\$ 282.80
9. Beverly Jo An Smith	5N2721B 0500	0.60 ac	\$ 3486.32
10. David Swart	5N2714C 1300	1.90 ac	\$ 1335.62
11. Juan Pablo Trujillo	5N2625A 1902	0.80 ac	\$ 666.90
12. Armando Javier Elizondo	5N2625D 0201	2.00 ac	\$ 754.10
(after \$600 payment 11/15)			
13. Donald / Angelica Ashe	4N2520B 1601	1.20 ac	\$ 1194.67

**Recommend Alternate Action:**

- |                         |              |         |            |
|-------------------------|--------------|---------|------------|
| 1. Roger / Nora Shipley | 5N2714C 1200 | 0.50 ac | \$ 1088.71 |
|-------------------------|--------------|---------|------------|
- Cancel water right – sell to pay off account. If / when there are new owners, charge hookup fee to cover remaining balance of account that sale of water right does not cover.