

## **Office Manager's Report November 15, 2019**

**FlexLease:** I have been in touch with David Ulbricht at Special Districts. Will report at Board Meeting.

**Power Bills:** I am working on the power bills with a goal of getting them out next week. Due date is December 31.

**Collections:** Last month I sent out 79 certified Intent to File a Lien letters, with a deadline of 11/8. The results as of 11/13 are:

- 45 accounts paid in full
- 7 accounts made payments, but not in full; balance too low for lien
- 5 have payment arrangements with an acceptable down payment made
- 22 accounts no response; will file liens this month

I also sent out 3 certified Intent to Foreclose/Intent to File a Lien. No response from 2 of them. The third has paid half and promised to pay the balance this month. So there will be a resolution to foreclose on the 2 accounts that did not respond.

In preparation for next season, I have updated my "Current to Take Water" list. All of the landowners on the list must pay on time, or be shut off with no notice. I sent them all letters letting them know of their status. That went out to 95 landowners. This list includes anyone in collections or who received the Intent to Lien. Landowners are required to make all payments on time for 3 consecutive years to be removed from the list.

**Linda Martinez:** The bankruptcy trustee has approved her repayment plan. Now we are waiting for the first payment.

**Darrell Lambson:** We found out the county taxes were being paid by CoreLogic. As this company pays irrigation assessments on a few properties, I emailed my contact there. They forwarded the Complaint and current statement to mortgage company. On November 13 I received payment in full. Bill Kuhn will dismiss foreclosure lawsuit. Moving forward WEID bills will be sent to CoreLogic for payment.

**Peter Hotrum:** Again, we found out the county taxes were being paid by CoreLogic. I emailed my contact there. They forwarded the Complaint and current statement to mortgage company. I am still waiting for payment on this one. Moving forward WEID bills will be sent to CoreLogic for payment.

## FORECLOSURE REPORT

**Charles/Lyla Perrin                      5N 26 23D 3000**

10/1/18 – Intent to File a Lien

10/8/18 – Payment Arrangements in response to Lien Notice. \$75/month. Payments made through June 2019, missing one month.

Remaining balance 2018 Second Half, Power Bill and 2019 Incurred Charges.

10/8/19 – Intent to File a Lien and Intent to Foreclose

10/29/19 – Paid \$300. Proposed \$200 on 11/29/19 and balance with Power Bill by 12/31/19

11/19/19 – Current Balance \$276.80

**RECOMMENDATION: In-house collections.**

**Linda Lancaster                              5N 26 25B 0702**

Purchased property in 2016

10/10/17 – Intent to File a Lien. Lien Filed

6/5/18 – Last payment of \$1100 paid 2016-2017-Liens.

10/3/18 – Intent to File a Lien.

11/19/18 – Intent to Foreclose

1/24/19 – Referred to Board for foreclosure. Board elected to do in-house collections.

2/13/19 – Linda signed an Affidavit in Lieu of Foreclosure. No further contact.

10/8/19 – Intent to File a Lien and Intent to Foreclose. Signed for by Linda. No response.

11/19/19 – Current Balance \$1822.94 – 2018 & 2019 Incurred Charges.

**RECOMMENDATION: Send to Attorney.**

**Armando Javier Elizondo                      5N 26 25D 0201**

Purchased property in 2016.

10/10/17 – Intent to File a Lien. Lien Filed

10/3/18 – Intent to File a Lien. Lien filed.

11/19/18 – Intent to Foreclose

1/24/19 – Referred to Board for foreclosure. Board elected to do send to attorney.

2/1/19 – Sent file to attorney.

2/11/19 – Armando called. Affidavit in Lieu of Foreclosure sent with mandatory payment arrangements of \$500 per month.

2/25/19 – Received signed Affidavit and first \$500 payment. 2 more payments in March & April. No contact since then.

10/8/19 – Intent to File a Lien and Intent to Foreclose. Certified letter unclaimed; regular letter not returned. No response.

11/19/19 – Current balance \$1291.88 – 2017 Second Half, 2018 & 2019.

**RECOMMENDATION: Send back to Attorney.**