

# AUTHORIZATION AND RESOLUTION TO LIEN DELINQUENT ASSESSMENT

BOARD OF DIRECTORS MEETING JANUARY 22, 2021

# RECOMMENDED ACTION

**By Motion:**

The Board of Directors authorizes Platinum Resolution Services to record a lien against Property Account Number 01413000 for which delinquent assessment amounts are owed.

# BACKGROUND

- Property Account Number 01413000 has outstanding delinquent assessments with an assessment lien last recorded in June 2019.
- The property has not paid on the prior outstanding balance nor set up a payment plan with the Accounting Department and is delinquent on the 2020 Annual Assessment.

# TAHOE DONNER MEMBER OUTREACH

- Properties with delinquent assessments are notified by first class and certified mail of delinquent assessment(s) and pre-lien notice.
- Properties with delinquent assessments are sent a monthly invoice with balance due.

# AUTHORITY

- Civil Code 5673:
  - A Board is required to specifically authorize the recording of assessment liens against members' properties; this responsibility cannot be delegated.
- Tahoe Donner Association Covenants and Restrictions, and Bylaws:
  - Provide authority of board to set a policy and procedures to execute on collection of delinquent assessments, fines and fees.
- Tahoe Donner Association Policies and Procedures Regarding Assessment Collection, Delinquency and Foreclosure Actions :
  - Outlines the rights and authority of the Association to recover delinquent assessments, fines and fees.

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