

STAFF REPORT

DATE June 16, 2021

TITLE:

2021 Pending Suspension of Membership Rights

RECOMMENDATION:

By Motion:

The Board of Directors authorize the suspension of membership rights on the properties of members who have failed to bring their assessment accounts current.

Property Account Numbers are included herein as Exhibit A.

BACKGROUND:

At the May 28, 2021 board meeting the board of directors resolved to authorize recordation of liens for properties with delinquent assessment accounts. Pursuant to the procedures set forth in the Tahoe Donner Association Policies and Procedures Regarding Assessment Collection, Delinquency and Foreclosure Actions for properties with delinquent accounts, this staff report is requesting action by the board of directors to suspend the membership rights on those properties with delinquent assessment accounts.

ANALYSIS:

Tahoe Donner Association's Delinquent Account Policy prescribes board action to suspend membership rights on those properties which have failed to bring their assessment accounts. The authority to take action under an adopted collections policy is established in the Tahoe Donner First Restated Covenants and Restrictions Article IV Section 10.

Members who still owed the regular assessment and other special assessments(fines) as of May were noticed and advised, by first class and certified mail of pending action to suspend their membership rights. They were also given notice of their right to address the Board regarding this contemplated action, and that their opportunity to do so would be at the June 25, 2021, Regular Board meeting. Suspensions imposed at the June 25, 2021, Regular Board meeting, after considering any presentations offered by members, will take effect on June 28, 2021. The list of properties noticed of pending suspension of membership rights is included as Exhibit A.

OUTREACH:

Properties with delinquent assessments are notified by first class and certified mail of delinquent assessment(s) and pending suspension notice. Additionally, properties with delinquent assessments are sent a monthly invoice with balance due along with the Assocition's Delinquent Account Policy.

FISCAL IMPACT:

None



ALTERNATIVE:

The board has a number of alternatives:

- 1. The board may choose to direct staff to not suspend properties for delinquent assessment accounts;
- 2. The board may choose to direct staff to modify collections processing.

ATTACHMENTS:

EXHIBIT A List of Delinquent Assessment Property Account Numbers

| Prepared By: Annie Rosenfeld, Director of Risk Management and Real Property | | | | |
|---|--|--|--|--|
| Reviewed By: Todd Martyn-Jones, Director of Finance, Accounting and Business Services | | | | |
| Board Meeting Date: June 16, 2021 | | | | |
| General Manager Approval to Place on the Agenda: | | | | |

EXHIBIT A: DELINQUENT ASSESSMENT PROPERTY ACCOUNT LIST

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