



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 Association'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

01413000
01048000
11332000
05206000
09542000
08248000
08089000
02008004
06365000
07070000
09637000
09638000
09639000
01152000
11388000
04227000
02260000
03499000
05133000
02050100
04617000
06307000
08290000
09521000
11406000
11495000
01192000
04543000
05307000
05308000
04061000
01264000
11075000
03463000
07069000
09315000
03205000
08335000
08598000
11492000
02186000
11219000
01182000
01308000
02010001
02030000

02036100
02102000
02391000
03277000
03292000
03376000
03411000
03443000
04011000
04392000
04464000
05063000
05078000
05246000
05376000
05534000
06114000
06479000
06508000
06521000
06539000
07180000
07212000
08104000
08123000
08333000
09103000
09397000
09415000
09442000
09594000
10195000
10460000
11385000
50506000
60647000
70406000
04309000
05138000
04623000
04286000
05464000
04303000
05244000
09652000
02009002

06504000
05336000
05538000
03097000
04014000
06547000
04328000
09649000
02376000
03354000