

AUTHORIZATION AND RESOLUTION TO LIEN DELINQUENT PROPERTIES

JUNE 23, 2023



RECOMMENDED ACTION

By Motion:

The Board of Directors authorizes Platinum Resolution Services to record a lien against delinquent properties as noted in Exhibit A

BACKGROUND

- There are 67 outstanding delinquent assessment property accounts listed in Exhibit A
- 8 out of 67 properties owe two or more years of assessments
- Delinquent assessment accounts include Annual Assessments, Architectural Standards or Covenants fines and related fees
- Outstanding delinquent accounts range from \$2,813 to \$39,350
 - The average delinquent account balance is \$4,431



AUTHORITY

Tahoe Donner Covenants and Restrictions, as well as Bylaws provide:

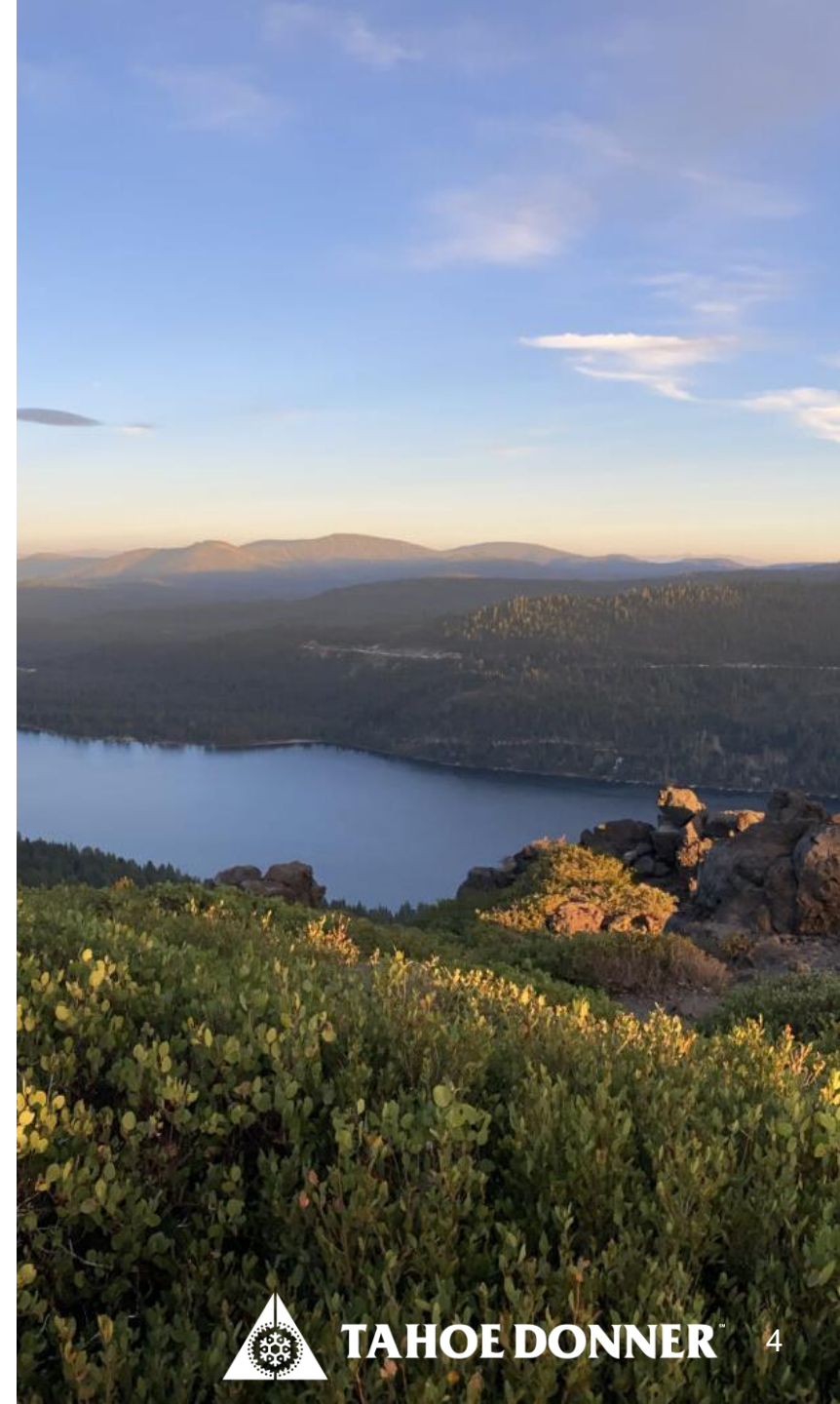
- Authority of the Board to set a policy and procedure to execute on collection of delinquent assessments, fines and fees

Tahoe Donner 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 and suspend membership rights until accounts are in good standing

Civil Code 5673:

- A Board is required to specifically authorize the recording of assessment liens against members' properties; this responsibility cannot be delegated



MEMBER OUTREACH

- Properties with delinquent assessments are sent a monthly statement with their due balance
- On May 1, 2023, members were notified by first class and certified mail of delinquent assessment(s) with pending suspension of membership rights along with the association's delinquent account policy
- If the Board authorizes the recommended action, Platinum Resolution Services will send a pre lien notice by first class and certified mail with 30 days to appeal or pay
- If no action is taken within 30 days by the property owner, Platinum Resolution Services will then issue the lien notice



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THANK YOU