

Office Manager's Report

October 17, 2019

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

Audit: The final Audited Financial Statement for 2018 was included with your board packet. The audit had gone well, and there are no surprises in the report. We will need a motion to approve it at the board meeting.

Elections: No election this year. Dalarie was the only board member up for reelection that turned in a nominating petition. Therefore she is elected by reason of sole nominating petition. This means that Abe (Division 2) and Warren (Division 3) will continue in their current positions until the next regular election.

Collections: I have been working on collections for all who still owe money from this year. Wednesday we mailed 79 certified Intent to File a Lien and 3 certified Intent to File a Lien / Intent to Foreclose notices. Prior to that I spent 3 days calling everyone I had a number for. I had quite a response – some paying, a few hanging up on me or yelling at me!! The deadline is November 8.

Linda Martinez: Our foreclosure has been put on hold due to her new bankruptcy. Apparently there is no time limit for Chapter 13 bankruptcy. If you make all your payments and the bankruptcy is discharged, you are able to file again at any time. Today (Thursday) I received a notice from Umatilla County that they will be foreclosing on her as well. They also will have to put their action on hold. In the end, what this means, is that if Linda is allowed to continue with the bankruptcy but does not pay her charges for the new years that will be added to her account, as soon as the bankruptcy is discharged, both Umatilla County and WEID will again pursue foreclosure. If the county forecloses, WEID will lose its interest in the property. This happened prior to her last bankruptcy, and WEID paid the property taxes and added it to her bill. We will need to keep an eye on this as the end draws near.

Darrell Lambson: Attorney Bill Kuhn has been unsuccessful in serving the mortgage company (Washington Mutual) on this property. He was able to learn from Morrow County Assessor that the property taxes were being paid by a servicing company, CoreLogic. CoreLogic pays irrigation charges for 2 other properties for WEID. I was able to contact them, and they are forwarding the bill to the NEW mortgage company (as of 1/31/19). Waiting to see what happens.

Peter Hotrum: Judicial lien search gave us the name and address of the mortgage company. They are being served and hopefully will pay soon.

Operation's Report October 17, 2019

Shut Down: When we came to work on Thursday, October 10, there were problems with most of the pump stations due to the cold weather. With several more nights forecasted of below-freezing weather, the question was whether to shut down early. The original target dates were October 16 for Irrigon and October 23 for main canal pump stations. I called Dalarie, who called Vern. After several conversations, the decision was made to shut down early in order to avoid further damage to our pumps. The only exceptions are:

McGraw Pump Station: Craig Coleman is farming the Holmes ground, growing Brussel sprouts. He needs further irrigation until harvest, which is sometime this winter. Beginning Sunday, October 13, we are starting the pump station on the morning ditch run, and Ben is shutting it off in the afternoon on his way home. The subdivisions have been isolated and winterized. Craig has asked for water as long as he can, or until he harvests. He is in communication with Ben.

Rippee Rd. is running on gravity flow (no screen or pump) for Sage Hollow. They have asked for water for a few more days. They will notify Ben when they are done.

Equipment: The Backhoe needs some repairs. The blade on the bucket is completely worn down. They have already been turned around. We will wait for Bev to return to discuss the timing of the repairs.