

MASTER DELINQUENCY LEGAL SPREADSHEET REPORT

COM	ACCT	NAME	ADDRESS	UPDATES	PAYMENT PLAN
AB	5523	Mary Jones	207 5th Ter. Unit 102	<p>UNDER PAYMENT PLAN <u>UPDATE: 05/26/20</u> We received a Check# 3263 \$768.89 payment from the attorney's office as a partial payment. TO DAVID WEBB ~ Advised of payment and asked David Webb to see if attorney's payment plan is okay. ALSO ~ Emailed attorney to advise the following regarding pay plan approvals: The board has no idea the payment plan your office is working off of. They advised that they do not allow attorney's to offer payment plan without approval from the board. They would like to know how this policy was started. <u>UPDATE: 06/01/20</u> Emailed attorney ledger as per their request. <u>UPDATE 06/08/20: 6/8/2020 @ 1:51 PM</u> by: Lori Partial payment disbursed to the association. <u>UPDATE: 06/17/20</u> Check#3309 \$759.00 Received and applied. Emailed sent to attorney and asked for signed payment plan. Balance Due: \$804.85 <u>UPDATE 06/19/20</u> Signed payment plan received. (SEE ATTACHED PAYMENT PLAN) <u>UPDATE 07/06/20</u> Payment received for the balance of the July payment. J&L has not received payment as yet. <u>UPDATE 07/28/20</u> Check# 3342 \$760.00 received and applied. Balance Due: \$780.85</p>	<p>TOTAL OUTSTANDING THRU 03/31/20: \$2,345.79 Payment Due Date: 758.94 (includes past due maint & atty fees divided in 6 monthly payments of \$390.94 and 2nd Quarter maint fee of \$736.00 divided in 2 \$368.00 by APRIL 1ST, 2020 // \$758.94 (2nd installment of total past due maint & atty fees plus 2nd payment of 2nd quarters of \$368.00 BY MAY 1ST, 2020 // \$390.97 DUE BY 06/01/20 // \$1,126.97 DUE BY JULY 1ST 2020 // \$390.97 DUE BY AUG 1ST 2020 // \$390.97 DUE BY SEPT. 1ST 2020</p>
AB	5565	John Smith	1205 7th Ter. Unit 202	<p>UNDER CLAIM OF LIEN <u>UPDATE: 04/30/20</u> Demand Letter to owner received expires 45 days (06/14/20). <u>UPDATE: 05/22/20</u> Mailed Check #8000045278 \$736.00 to attorney to apply. <u>UPDATE: 05/28/20</u> Emailed attorney ledger as per request. 5/28/2020 @ 2:21 PM by: Lori Partial payment letter sent. <u>UPDATE 06/19/20</u> Received claim of lien request to authorize. Emailed to David Webb waiting to hear. <u>UPDATE: 06/23/20</u> Emailed David Webb again to sign the Claim of Lien. David asked that Jim sign - emailed Jim form to sign. Jim to sign and emailed with ledger to attorney. <u>UPDATE 06/24/20</u> Claim of Lien filed on June 24, 2020. If no response, a request to file a foreclosure action will be sent on July 29, 2020. <u>UPDATE 07/28/20</u> Stop Pay Check# 8000048010 \$736.00 was forwarded to attorney. <u>UPDATE 07/30/20</u> Attorney to request Foreclosure authorization. Received signed by Jim Calderazzo and emailed to attorney with most updated ledger.</p>	
AB	5513	Peter Garcia	1234 Park Central Unit 120	<p>UNDER CLAIM OF LIEN <u>UPDATE: 04/30/20</u> Demand Letter owner received expires 45 days (06/14/20) <u>UPDATE: 05/01/20 @ 10:06 AM</u> by: Lori Demand letter sent April 30, 2020. If no response, a request to file a Claim of Lien will be sent on June 18, 2020. <u>UPDATE 06/19/20</u> Received claim of lien request to authorize. Emailed to David Webb waiting to hear. <u>UPDATE 07/15/20</u> - Emailed Jim Claim of Lien and email from David Webb asking - Has the trust been contacted? Gregory lives in the unit, it is his trust. Jim has dealt with Gregory in the past, he is "special" and fragile. Let's make sure those overseeing the Trust are truly absconding from their responsibility. This has been going on for 20 or 30 years. JIM to send signed Claim of Lien. Emailed attorney to file the lien. Received copy of lien. <u>UPDATE 07/16/20</u> Jim Calderazzo to request not to lien property but the lien was already processed by attorney. Jim asked if attorney actually DAVID BAUMAN processed - if not to hold for one week. <u>UPDATE 07/23/20</u> (SEE ATTACHED NOTES FROM OWNER, JIM & ATTORNEY)</p>	
AB	14123	Nancy Johnson	3218 SW 14th St. Unit 205	<p><u>UPDATE 07/24/20</u> Authorization sent to attorney. <u>UPDATE 07/29/20</u> Demand Letter Received expires 30 days (08/28/20)</p>	