



Nakoma Community Association

The Nakoma Community Association (Association) owns Lot 342 located at 619 Clouds Rest and is currently \$9,935 in arrears on Community Services District (CSD) standby fees. These charges represent quarterly assessments plus accrued late and interest charges since July 1, 2012. Despite repeated billings and requests for payment, the Association has been unable or unwilling to bring this account current.

During this same period, the CSD has consistently made regular quarterly payments on our three Association lots (lots 060, 063, 190) as well as newly acquired lot 248 since September 2020.

As a local government agency dealing with public money, the CSD is not authorized to give away public dollars in the form of gifts, waived fees, or other reimbursements. Accordingly, the CSD is offering the Association the following two options to bring this account current.

- A) Payment in full in the amount of \$9,359 received prior to 1 April 2021.
- B) The CSD will discontinue payments on our four Association lots according to the attached schedule until Lot 342 fees are brought current.

In the event payment in full of the delinquent amount of \$9,359 is not received by April 1, 2021, the CSD will implement Option B. With this option, the CSD will waive late charges on future payments but will continue to assess interest at our rate of 2.18% per quarter. The CSD asks that in return for this accommodation, the Association will waive any late or interest charges for CSD-owned lots until the arrears amount on lot 342 is paid in full.

During the last quarter of the payoff plan, the CSD will work with the Association to make a final fee adjustment reflecting actual final figures to bring the account current.

Should Lot 342 sell prior to conclusion of this payoff plan, the CSD will work with the escrow company to adjust the payout accordingly based on the date of closing.

Upon final payment, this agreement will end and both the CSD and the Association will revert to regular billing.

Thank you for your cooperation in settling this outstanding account.

Rich

Rich McLaughlin  
General Manager  
Gold Mountain CSD