



North Beach Water District

Office Manager's Report to Board of Commissioners

Date: 9/30/2013

Re: Blake Tax Sale / Robert Baker

On December 28, 2012 the property at 26009 Y (Previously owned by Robert Blake) was sold in a tax sale to Robert Baker. The lot has an abandoned mobile home on it.

North Beach Water District had a lien on the property for \$1,113.77 of which the District was able to collect \$547.97 in February 2013 from the proceeds of the tax sale. The remaining Balance of \$565.80 was written off as bad debt in April 2013.



North Beach Water District Rule 1.01.310 "Notice required to have water discontinued" states:

Should an owner or occupant desire to discontinue the use of water supplied to any premises, notice must be given to the Manager. The water will then be turned off and turned on again on application during normal business hours at the charges specified in Section 1.01.390(1). In accordance with RCW 57.08.005(3)¹ all customers connected to the District's system will be charged the "Monthly Service Charge" specified in Section 1.01.390 regardless of whether their water is on or discontinued.

In May of 2013 an account was opened for the new owner and the base rate for the first four months was added to the balance. Kristen sent Mr. Baker a new customer packet that included a copy of the District's Rules and Regulations.

On May 28th Kristin made contact with Mr. Baker's partner² and informed him of the bill owing. Mr. Baker's partner informed Kristin that the bill would be paid.

¹ See attached

² Kristen did not retain the name or contact information for Mr. Baker's partner.

On May 31st Kristin Talked to Mr. Baker and informed him of the bill. Mr. Baker informed Kristin that the bill would be paid.

Bills were mailed to Mr. Baker in May, June, July, August and September of 2013 and no payment was received for any billing.

In August of 2013 a letter of intent to file a lien if not paid by October 1, 2013 was sent.

On September 24, 2013 Mr. Baker came to the North Beach Water District Business Office and stated that he did not feel that he should have to pay the bill and that he did not sign up for or request water at the property.

Mr. Baker was provided a second copy of the District's Rules and Regulations. Jack McCarty, Office Manager discussed rule 1.01.310 "Notice required to have water disconnected and rule 1.01.311 "Notice required to have water permanently disconnected" which states:

An owner may permanently disconnect their water service by bringing their account to current, submitting an application and payment of the disconnect fee identified in Section 1.01.390. Once the account is current and the application and fee have been received by the District, the District will permanently remove the water service and all appurtenances from the premises. The customer will no longer be charged any fees specified in Section 1.01.390 and will be removed from North Beach Water District's customer list. Customer records will be retained for a minimum of 7 years in accordance with state law.

In the event the current or future property owner wants water service reestablished for the premises, application must be made in accordance with Section 1.01.050 "Application for new service or transfer of service". If at that time water service for the premises is available, the application will be approved. Water service will be provided, in a timely manner, to the premises when all fees and charges identified in Section 1.01.390 "Service Charges" have been paid.

He was also informed that the current permanent disconnection fee for his service is \$480.00.

Mr. McCarty informed Mr. Baker that he did not have the authority to wave the rules. Mr. Baker asked who had the authority to waive the rules. Mr. McCarty informed Mr. Baker that the Board of Commissioners had the authority to waive rules and that their next meeting would be on October 21, 2013 at 6:00 pm. Mr. Baker said he would like to be added to the agenda so that he could discuss his grievance with the Board of Commissioners.

RCW 57.08.005

Powers

A district shall have the following powers:

(3) To construct, condemn and purchase, add to, maintain, and supply waterworks to furnish the district and inhabitants thereof and any other persons, both within and without the district, with an ample supply of water for all uses and purposes public and private with full authority to regulate and control the use, content, distribution, and price thereof in such a manner as is not in conflict with general law and may construct, acquire, or own buildings and other necessary district facilities. Where a customer connected to the district's system uses the water on an intermittent or transient basis, a district may charge for providing water service to such a customer, regardless of the amount of water, if any, used by the customer...

BAKER, ROBERT L

Account Number 1503

Extended Notes

5/31/2013

05/28/2013 FOUND OUT THAT PROPERTY WAS SOLD TO CUSTOMER BAKER ACCOUNT 1503 IN DECEMBER THE CUSTOMER NEVER NOTIFIED US THAT THEY HAD BOUGHT THE PROPERTY SO WE ADJUSTED THE BASE RATE FOR THE END OF DECEMBER AND ADDED THE MONTHS OF JAN, FEB, MARCH, APRIL

, AND MAY ALSO ADDED THE 25.00 NEW ACCOUNT SET UP FEE AND NO LATE CHARGES UNLESS CUSTOMER DOES NOT SEND PAYMENT IN BY THE 16TH OF JUNE. CONTACTED CUSTOMER AND LET HIM KNOW I WAS SENDING A NEW WATER SERVICE AGREEMENT AND THE BALANCE OF THE ACCOUNT ON

05/21/2013 HE AGREED TO PAY AMOUNT OF CHARGES KRISTIN

5/31/2013

05/28/2013 ALSO TO ADD TO ABOVE NOTE IS THIS CUSTOMER HAD BOUGHT THIS PROPERTY FROM EST OF ROBERT BLAKE IN A TAX SALE PROPERTY HAS BEEN LOCKED OFF FOR QUIT SOME TIME AND WE HAD TAKEN A LOSS ON THE OLD CUSTOMERS BALANCE KRISTIN

CUSTOMER NOTES

North Beach Water District
MCAG #: 2840

Time: 09:31:19 Date: 09/30/2013
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Date/Type/User Comment BAKER, ROBERT L - 1503

08/23/2013 14:56:23 Notice of intent to file a lien if not paid by 10-1-2013 sent.

Jack McCarty

07/30/2013 15:13:57 Service Is Locked For Non-Payment

Print Note

Eva Best

06/27/2013 14:52:29

Shutoff

Kristin Galovin

05/31/2013 15:44:33

Imported

05/28/2013 ALSO TO ADD TO ABOVE NOTE IS THIS CUSTOMER HAD BOUGHT THIS PROPERTY FROM EST OF ROBERT BLAKE IN A TAX SALE PROPERTY HAS BEEN LOCKED OFF FOR QUIT SOME TIME AND WE HAD TAKEN A LOSS ON THE OLD CUSTOMERS BALANCE KRISTIN

05/31/2013 15:44:30

Imported

05/28/2013 FOUND OUT THAT PROPERTY WAS SOLD TO CUSTOMER BAKER ACCOUNT 1503 IN DECEMBER THE CUSTOMER NEVER NOTIFIED US THAT THEY HAD BOUGHT THE PROPERTY SO WE ADJUSTED THE BASE RATE FOR THE END OF DECEMBER AND ADDED THE MONTHS OF JAN, FEB, MARCH, APRIL

AUDIT HISTORY

Program Version 12.7.100

Account: 1503

BAKER, ROBERT L

Date	Amount	Description	Balance
		Beginning Month Balance	\$0.00
5/31/2013	\$25.00	Manually Entered OTHER	\$25.00
5/31/2013		NEW ACCOUNT SET UP FEE	
5/31/2013	\$238.38	Manually Entered BASE RATE	\$263.38
5/31/2013		BASE RATE FROM DEC 2012 TO MAY 2013	
		Beginning Month Balance	\$263.38
6/18/2013		Usage of 0 WATER	\$263.38
6/18/2013	\$3.97	BASE RATE	\$267.35
6/18/2013	\$35.76	Manually Entered BASE RATE	\$303.11
		Beginning Month Balance	\$303.11
7/16/2013	\$10.00	LATE FEE	\$313.11
		Beginning Month Balance	\$313.11
8/25/2013	\$10.00	LATE FEE	\$323.11
		Totals for BASE RATE	278.11
		Totals for OTHER	25.00
		Totals for LATE FEE	20.00

Qualified By: Account # 1503
North Beach Water Dist.

UTILITY ACCOUNT HISTORY

North Beach Water District
 MCAG #: 2840

Time: 09:30:23 Date: 09/30/2013
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05/15/2013 To: 09/30/2013

ROBERT L BAKER Acct #: 1503 Tap #: 1503

	Current	Previous Water Usage	Sewer Usage	Electric Usage	Chg/Pymt	Balance
26009 Y LANE						
05/15/2013 Bill	2821	2821		*	263.38	263.38
06/15/2013 Bill	2821	2821		*	39.73	303.11
07/16/2013 Bill	2821	2821			49.73	352.84
08/16/2013 Bill	2821	2821			49.73	402.57
09/16/2013 Bill	2821	2821			49.73	452.30

Billing Periods 5 Billed Amt: 452.30 Ave 90.46