



## *CSL Community Association, Inc.*

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### **SPECIAL COMMUNITY MANAGER'S REPORT**

**March 7, 2008**

This report is to advise our members and residents as to what is happening regarding Security and other concerns in our community at this time. Other special reports will be made as needed throughout the year regarding other necessary changes.

This afternoon, I received confirmation that our largest property owner did not receive his development loan and, as a result, does not expect to be able to complete the payment of his FY2007 dues and assessments, and will probably not be able to pay any of his FY2008 dues and assessments. This situation places CSL in an extremely difficult financial position. As a result of a recent discussion with the CSL Board of Directors in regard to what response would be necessary in the event of this possibility, I now have very few choices as to how to respond. Earlier today, I have implemented the first significant cost reduction measure for FY2008.

As our gates are already open, manning the front gate guard station is no longer an essential requirement. Cell phones have been ordered for our remaining guards and experienced volunteers are being sought to man the guard station during the daytime hours. It is with very deep regret that I confirm that five of our ten full time security personnel, including our Security Chief have been placed on indefinite layoff. The departing personnel are as follows: Shannon Grunden, Carla Johnson, Robert Thompson, R.T. Barnes and David Craig. We are currently seeking a part time chief of security.

This change to operations will save between \$ 65,000 and \$ 110,000 depending upon how quickly these individuals are able to find other employment. Due to the six months of possible employment benefits to which they are entitled, CSL will see only minimal decreased costs in the next several months. The full impact of the cost reduction would actually be realized in the fall at the point in time when it will be most needed.

There will be other cost reduction proposals looked at during the next thirty days. It is my intent, with Board approval, to review the possible cutbacks and other alternatives with our Members at the April 5<sup>th</sup> Annual Meeting. At this time, we are still intending to go ahead with the work on the ditching, which costs very little out-of-pocket, and the street repairs to the extent that funds will allow. There are a lot of other things that we won't be able to do in 2008. Substantial cost reductions will be unavoidable, as will the filing of a great many collections court cases this year. We want and need your input at the March Open Board Meeting and at the Annual Meeting. This will be a very difficult year for our community.

David A. Maynard  
CSL Community Manager