

BOARD MEETING

MARCH 11, 1989 DOVER LOT

The meeting was called to order by President Bob Weekly. Present were Bob Weekly, Wilbur Eaton, Becky Rohling, Irene Dover, Terry Tibbitts and Marilyn Tibbitts. Absent were Glen Gertson and George Brow, Bill Ostrum.

Becky Rohling gave a report from the attorney, Larry Gildea. He had a response from Tom Nicholson, attorney for Schumachers--the Schumachers would agree to an audit of the books. They had asked both attorneys to conduct the audit, quickly vetoed by the board because of cost. Also mentioned by the Schumachers was board member Glen Gertson. They wanted confidentiality regarding some matters, also requested there be no copies made.

The board reviewed the requests and put together some ground rules. They were:

a group of at least 3 members to participate in the audit, with alternates. Those suggested were Denise Hedeem; Wilbur Eaton, Marilyn Tibbitts; Francis Dover, Charles Heasler, Bill Hart, Bill Ostrum and Dennis Rohling. The Schumachers would have no say in who would actually participate. We need more clarification as to confidentiality. We wanted the audit to be conducted away from the club house area, possibly Dover Lot which has large private enclosed work room. There would be no time limit--we would take as much time as needed. We want to get started as soon as possible and have a training session before we begin.

A motion was made by Wilbur Eaton that we accept these rules and take them to the attorney. Irene Dover seconded, motion carried.

Bob Weekly made a motion that the attorney will also have access to the results of the audit; that the board must be aware of the details; and that we reserve the right to proceed with the lawsuit if we are not satisfied. Seconded by Irene Dover, motion passed.

It was also suggested that we ask the attorney about personal liability regarding the participation in the audit. Becky Rohling would ask when she gave Larry the list of ground rules. Terry Tibbitts would look into finding a copy machine.

We also discussed future fund raising. A work session will try to be put together for a couple of days over spring vacation; no quarum would be required.

The meeting was adjourned at 11:15am to meet with the Covenants Committee.

Next Meeting would be Saturday, April 8, 1989 10am, Dover Lot.

Board Meeting April 8, 1989.

The meeting was called to order by Bob Weekly, President. In attendance were Bob Weekly, Wilbur Eaton, Becky Rohling, Irene Dover, Bill Ostrum, George Brow and Glen Gertson. Denise Hedeem.

Becky Rohling gave an update on the pending audit. She introduced Denise Hedeem who will conduct the audit. Becky made a motion that we designate Denise to take charge of the arrangements. Seconded by Irene Dover, motion passed.

Irene Dover made a motion that we appoint Wilbur Eaton and Bill Ostrum to assist Mrs. Hedeem in the audit. Seconded by Glen Gertson. Motion carried.

Wilbur Eaton made a motion that we amend that Section 2, Article VII of our by-laws to read: Levy Rate, The dues levy shall be based upon the capital needs of the association, but shall not exceed twenty-five dollars (\$25.00). Seconded by Bill Ostrum. Motion carried.

Bob Weekly made a motion that we raise the 1989 dues to \$25.00 to cover increased legal fees. Motion seconded by Irene Dover, motion carried.

Bill Ostrum gave a report on the proposed meeting place for all lot owners, Memorial Day weekend. He gave several choices. The board selected Siuslaw High School, 30th and Oak. Bill would take care of the arrangements. Time to be 2pm - 4pm.

Becky suggested getting out a newsletter as soon as possible. Items to be mentioned are: assessment charges, covenant changes, electricity by-laws. Becky will do the letter and get out the mailing. Glen Gertson suggested we keep the letter to one page.

George Brow asked that we get an accounting of Al Couper's time as his 19 1/2 hours seemed high. Becky would discuss that with Larry Gildea.

Bob Weekly also wanted to ask about filing an injunction with the lawsuit. Becky would ask the attorney.

The meeting was adjourned; would reconvene with the Covenants Committee at 11:15am.

Next Meeting of the board May 6, 1989, Dover lot 10am. Covenants Committee Meeting same day 1pm.

MAR 13 1989

The Coast Village Campground Property Owners, Corp. met Saturday March 11, 1989, Dover Lot, Coast Village, to discuss ground rules for the pending audit of assessment collected monies, past and present.

Those attending were Bob Weekly, President, Wilbur Eaton, Vice President, Becky Rohling, Secretary-Treasurer, Irene Dover, Terry Tibbitts and Marilyn Tibbitts, George Brow... Absent were Bill Ostrum and GLEN GERTSON.

Schumachers

↑ was not there again
Lot Owners

Nicholson/Gildea
Glen Gertson

Not acceptable-would be too costly
Not acceptable-lives in Ashland/mostly unavailable

*What numbers
documented by
invoices etc.*

Three members to audit books, records, bank statements, tax bills, invoices, and other pertinent records. There would also be at least two alternates Schumachers to have no say in who they will be.

Confidentiality

Need clarification. Property owners have the right to know if assessment monies are properly spent. We have no interest in how Schumachers spend that part of the assessment which is designated as their profit.
The auditors will keep confidential any lot owners who are behind in dues and/or paying assessment and one-half, if any. Our attorney will have access to results of the audit, in case we decide to proceed with the lawsuit against Schumachers and/or Eldon Nordahl.

Location

Audit to be conducted away from the club house area, possibly Dover Lot which has large private enclosed work room.

Time Limit

We will take as much time as is needed.

Training *(To be held by Mrs. Hedeen)*

There will be a training session to prepare for the audit so it goes smoothly.

Copies if needed

A copy machine will be provided for our use to make copies as needed.

Beginning-----as early as spring vacation. *March 20 + beyond* We can be ready. The property owners ~~what~~ *want* this resolved and we want it done as quickly as possible.

Points to ponder:

Larry Gildea can advise us on our own personal liability and the liability of auditors if any.

We reserve the right to proceed with the lawsuit if we are not satisfied.

The board must be included in the results of the audit.

No time limit.

Those considered for audit: Schumachers cannot disqualify anyone.

- * 1. Denise Hedeem: bookkeeper and auditor (will do the training)
- * 2. Wilbur Eaton: good knowledge of the covenants
- * 3. Marilyn Tibbitts: extremely good knowledge of the covenants
former bookkeeper and worked for Coastal
- 4. Francis Dover: has owned two trailer parks, kept records and books. Now owns just one park in Sweethome.
good knowledge on procedure.
- 5. Charles Heasler: CPA (we think-must check on this)
- 6. Bill Hart: bookkeeping experience
- 7. Bill Ostrum: good bookkeeping experience/however will not be
available till May 1, 1989
- 8. Dennis Rohling: knows the covenants

This list can be expanded, of course.

Had 3 complaints over the weekend that Schumachers have
removed Reg Guard machines - another ^{convenience} accommodation lost.
And so it goes

Gene Hesse of Bohemia says they are interested in covering
the assessment too - maybe they'll help us.

Let me or Jerry know if you meet with Nicholson in
Florence on Thursday - we are anxious now to get going
on the audit.