

BOARD MEETING SEPTEMBER 23, 1989
DOVER LOT 10 AM

The meeting was called to order by President Wilbur Eaton. In attendance were board members Bob Ries, Denise Hedeem, Irene Dover, Bill Ostrom, Becky Rohling, recording secretary. Roving Reps in attendance were Jack Gibbons, H. A Miller, Jan Trombert, Milt Doane. Absent were Bob Weekly, death in family, Glen Gertsen, unknown, and Joy Gibbons, illness.

The minutes were read and approved, but amended to include the \$25.00 monthly assessment to Willard Park, which includes all costs and utilities-electricity, water, etc. plus caretaker expenses. The treasurers report was approved, outstanding balance \$1822.32. Denise Hedeem made a motion that we find out the current balance owing attorney, Gildea, and that we ask Larry if we should pursue the insurance issue with Schumachers. Becky Rohling gave an update on the lawsuit. Circuit Court Judge Maurice Merten ruled that all four requests for dismissal filed by the Schumachers were denied. Copies of the order will be mailed with the minutes.

Bill Ostrom gave a report on building permits filed with the city for carport storage, 3-8-85, storage addition, 3-22-85, office, 3-20-86, teen or family room, unknown, playground, woodstove, unknown.

Jan 1984 *none reg*
Milt Doane was welcomed as a roving representative. He gave a report on Campers Hideaway in Lewis River, Wash, a park owned by property owners.

The President asked Irene Dover to check into the by-laws regarding terms of office and recommend corrections.

Bob Ries made a motion that the recording secretary send out a mailing to non-members, modifying the letter sent earlier to members. Items to be included: don't believe rumors, find out the facts. Do you need help with your electricity bill? Another appeal (beg) to join would also be included.

Bob Ries made a motion that discretion be given to Becky to decide who gets mailing as it was noted, some would not join

There was a motion made to have copies of the by-laws made available for the membership (one per lot). Copies would be made as convenient for the secretary.

A motion was made by Wilbur Eaton that we set a date to pursue our goal-covenants, lawsuit update, strategy. The date of November 1, 1989 was set. Work sessions were set at Sunday, Sept 24th in Coast Village; Denise, Bill and Wilbur; Friday, Sept 29th Eaton home; Wilbur, Denise, Becky & Irene, 6:30pm.

A motion was made by Bill Ostrom that the board set up a committee to pursue the Spruce Street issue.

The next board meeting would be Oct. 28th 10am, Rohling home in Eugene. Maps to go out in the mail.

April 28, 1989

TO: Coast Village Campground Board

FROM: Audit committee - Denise Hedeon, Wilvur Eaton, Bill Ostrum
(Report by Denise)

On Tuesday, April ¹⁸22nd the audit committee met in Florence with Alex & Leslie Schumacher. Also in attendance was Tom Nicholson, attorney for the Schumachers and Richard Yecny their CPA. The meeting was held at Yecny's office. Leslie requested that we hear their presentation to determine if we wanted to continue with our request for an audit. The meeting was taped by Bill Ostrum. Tom Nicholson said we could tape if we made a copy for them.

Mr. Yecny presented us with an explanation of how he arrived at the 1989 dues allocation. Having minimal records from prior years, Mr. Yecny devised the expense allocation criteria, the list is attached. Expenses for January through October were allocated to these expense categories. Estimates for November and December were added to the actual figures for the rest of the year. (This calculation was done in November) The expenses were then distributed to the categories of Recreation Dues, Service Fees and Other. Total expenses on the list are \$116,046 - the components are \$46,687 for recreation, \$34,026 for service and \$35,333 for other. The total of recreation and service is \$80,713 - of this 57.84% was recreation and 42.16% service. This calculation was done for the sole purpose of determining a reasonable percentage to allocate to the two pertinent categories. These percentages were applied to the 1988 dues. The result follows that of the \$660 1988 dues, \$382 was recreation and \$278 was service. This produced a figure for the recreation portion which could be raised by 10%. (I repeat, this list of expenses was for the sole purpose of getting to a reasonable recreation portion of the 1988 dues.)

After presentation of this method, I asked if the Schumachers had asked anyone else for a breakdown of recreation and service. I commented that this information is available and could be shared with them after I had verified my sources.

Various questions regarding the listed expenses were discussed - Propane, for pool only - Property taxes, '88/'89 only, Wages - for Alex & Leslie only (Since Coast Village provides all living expenses, this was all they drew - due to the nature of their job this is allowable, according to Mr. Yecny).

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I commented that my understand of the dues was, as I interpreted the Covenants, based on actual costs of repair and maintenance of common areas and should not include any items in the "Other" category such as interest. This came as a complete surprise to them. Tom Nicholson stated that 1989 dues were based solely on a raise of 1988 dues and should be acceptable to the lot owners since no one objected last year. I commented that 10% in prior years was not of the

magnitude that it was for 1989, so we wanted to see costs to support the raise, thus the request for an audit.

Various other topics were discussed as can be reviewed on the tape. Only items pertaining to the audit are discussed here.

Mr. Yecny stated that he hoped we would develop an agreeable procedure for audits to be used in future years.

In conclusion, I asked Tom Nicholson if Leslie and I could work out a time for the audit independently of the attorneys. Leslie asked that we put our request in a letter and Tom Nicholson asked that we send a copy to him and our attorney. Our letter was to list expenses for which we wanted to see documentation. We agreed to meet on Saturday, April 22nd. Later our committee chose the largest items with selected others and a letter was written and handed to Leslie on Tuesday before we left Florence.

The meeting pointed out that the Schumachers and the lot owners were in total disagreement on a very basic issue, that being, what type of expenses our assessments would cover.