

# **An Open Letter to Members of the Delaware Manufactured Home Owners Association**

## **From the Executive Board of DMHOA**

1. **DMHOA has been accused of improper record-keeping.** Our response to this is that DMHOA started out as a grass roots organization, with a few volunteers and very little money. The President trusted the people who worked with him and left the record keeping to the treasurer, Bobbie Hemmerich. It became obvious that tighter control was needed and that led to obtaining an office site, in 2008, to conduct more of the business out of, instead of the Presidents' home. Our book keeping had to be brought up to date. Bobbie refused the offer to pay to send her to learn the Quick book program we purchased to put our records on computer for transparency, IRS requirements and grants which also require an audit .A member of the Grant Committee said he could transfer her records to the program. He became the co-treasurer and he and the other treasurer were to prepare our financial records and obtain a **real audit which had been requested for years.** Despite the original treasurers' insistence that her records were impeccable, there were inconsistencies, improper recording, and incorrect entries as well as lack of proper detail regarding receipts. The Board requested the treasurer bring into the office, all the records she had kept in her home and the checkbook. The Board also approved a new method to pay reimbursements for expenses that were to document properly the expenditures when properly authorized by the President. The President was not to pre sign any more checks. The treasurer refused to return the records and checkbook until about a week ago, when she finally turned them in. It still appears that all records have not been returned. The entire behavior of both Treasurers has not been acceptable during this time. Our new interim treasurer is going over the records now . New procedures will be implemented so any treasurer of DMHOA will be completely accountable to the Board and the membership.

2. **We have been accused of withholding financial information including an "audit" that was obtained by the co-treasurers.**

Fact - Our President and Executive Board had been attempting to have an audit done for years. This assignment was given to the two treasurers since it was their responsibility to conduct financial matters. Co Treasurer, Neil Dickerson, obtained the services of a CPA, Ken Godwin in Newark. When this "audit" was completed, it took weeks to have it brought to Board. The Board saw what was presented and the treasurers' answers to the CPA problems with the records and **did not agree that this was the audit we had requested.** Their answers to the questions the first CPA listed in his compilation were not discussed at a Board meeting, **because we refused to accept it as an audit.** It was a compilation of the checkbook for one year's period. The treasurers kept stating it was an "audit". They finally admitted on July 14th , on tape, that it is not an audit. The President and acting treasurer have now been to a new CPA in Sussex County and are in the process of obtaining the complete audit as we wanted. The new CPA has stated what had been done before was not an "audit". The reason for delay in our responding was because the treasurers had all the records, receipts, statements and checkbook and refused to return DMHOA papers to the organization. Simply stated, anyone is and always has been allowed to see their so-called "audit", but since it is only a limited compilation and not full financial disclosure we would not put it on the web site as a "audit." The treasurers failed in their duties to obtain the audit we had been requesting. That was their responsibility .To settle the issue, Ed and acting Treasurer Chuck Kolodjeski, brought the old CPA Godwin documents to CPA Terrence Johnson who has said Godwin provided the worked requested but that it was not an audit. His letter is attached. We will post the real audit as soon as it is completed. We have nothing to hide.

3. **Accusations regarding Fios/phone bill.** DMHOA worked from the Presidents' home for approximately 8 years. We have the same phone from the beginning and kept it because all contacts had it as DMHOAS' phone number. Because we were unable to find volunteers to man the office and the phone there every day, the original circumstance was kept because the President should be available to everyone 24/7 and he is through the home/office phone number. Because of bundling of Fios and Internet, to get the best price, the TV was part of the bill. **The president made reimbursement checks to DMHOA for the TV portion of the bill. He requested an accounting of anything he owed on any missed payments from the treasurer** so he could be totally up to date, this has never been given to him and since we did not have the records, we were unable to see if any additional payments were needed. The president was asked to "un bundle the account and has been working with Verizon to accomplish this. In the meantime he has copies of the reimbursement checks he paid to DMHOA. There has been a deliberate attempt to misrepresent the facts, but the President has copies to prove his statement.

The remaining Board stands firmly behind the President. Mistakes that were made early in DMHOA's history were the result of misplaced trust in people. The President has made every effort to comply with the requests for changes in procedures and accountability. That same effort has not been made by the co-treasurers. It is believed that with resistance to change as exhibited by "certain" former members of the Board no longer an issue, DMHOA will come back even stronger to fight for everyone who lives in manufactured housing on rented land. Our power does not belong to any faction, it belongs to the members of the association.

We would also like to announce the appointments by the President, of Chuck Kolodjeski as interim Treasurer and Dixie Boucher as interim Vice-President. Ron Amadio has been appointed a member of the Executive Board. There are two remaining open positions on the Executive Board, if you are interested in being interviewed, please contact the DMHOA office, 645-9886 and leave your name and number.

The elections will be in December. Every officer position is open. If you are interested in running for any position, there will a sign up sheet at the meetings. We will continue to stand strong for our members. Thank You, Officers and Members of the Executive Board of DMHOA.

Ed Speraw, President

Dixie Boucher, Interim Vice-President

Nancy Keyser, Secretary

Pat Brady, Co-Secretary

Chuck Kolodjeski, Interim Treasurer

Jack Myers, Executive Assistant

Ron Amadio, Executive Board Member

Fred Neil, Public Affairs Officer