

I have received a "contract" to sign regarding the special septic assessment but it's not a legal contract and I will not be signing it.

A contract must contain certain information, some of which is:

- each party must promise or provide something of value.
- there must be an offer and an acceptance.
- there must be a meeting of the minds - that each party is perfectly clear on the contents of the contract.

There is no requirement that a contract contain dates, but **if a contract is time sensitive and contains no dates, it will be unenforceable**. Leaving out when payments are due makes it unenforceable and one that can be challenged if attempted to be enforced.

Furthermore:

I would suggest the Board re-issue their "contract," not as a contract, but as a "choice" of payments to pick from....a, b, or c.

In the email to Kosha, Kate stated: "We agree that the purpose of the fundraising was to defray the cost of the septic system...." but that's not quite correct. You agreed to use the fundraising money to defray the cost of the septic system assessment **fees**. You left the word "fee" off of the above statement.

The leaseholders were told by you that all fund-raising would go to lower their assessment fees. Funds collected after the Aug 4th vote which include \$7,000 plus in donations so far, **should be applied as a credit to everyone's assessment account and monthly payments adjusted**. As more funds come in, their monthly payment amounts should be reassessed, and the payment amount updated again. Just in case the argument is brought up about the time it would take to do this reassessment monthly, time should not an issue here, the leaseholders needs should be. Many leaseholders want a lower assessment payment amount as promised by you.

Furthermore:

The morale of this park is at a very low point right now. I think the leaseholders, in general, bear most of the responsibility for rumors and misinformation. But that is a reflection that a clear and sufficient job of presenting this entire rollout was not done. I believe that you believe you are doing what is best for the park. But I'm not as confident that you, alone, are capable of handling it. This large of a project has not been undertaken before and you, the Board, should not have been expected to know all the answers or proper things to do and when to do them, and you should have realized that. I used to tell those reporting to me, directly or indirectly, that I can't think of everything, see everything or know how to fix everything. I told them if they had any thoughts, ideas or knew of things going on that weren't right, to come to me and we'd talk about it and see what could be done. This should have, and still can be, done by you; more of a joint, cumulative decision with leaseholders. Workshops where the Board acts like leaseholders rather than Board members should be held for as long as it takes to work details out with leaseholders and for as long as it takes to clear up all the confusion. Way too little time was spent talking to, not with, leaseholders to work out all the answers. There are many leaseholders, not on the Board, who have thought of things that you have not and that are very qualified and experienced in making difficult planning decisions, and did so in their careers. Five people should not think

this burden is theirs alone. Reach out, include leaseholders in decisions, discussions and planning. You are losing a valuable resource when you take it all on yourself and do not include leaseholders in major decisions.

Finally, in conclusion:

- Send out a new form for picking payment options.
- Credit back fund-raising monies and do so on a monthly basis as funds continue to come in.
- Hold weekly, or more, workshops during September, fully open to leaseholder input and questions and ideas.
- Make a firm policy on how a refund would be handled if there is a surplus.
- And, finally, pick the brains of leaseholders before making decisions as complex and huge as this one. There's a wealth of brain power out there.

Thank you for giving me this time on the agenda - I know it's not the norm but this will be my last opportunity to address the Board at DBR. I truly appreciate it and hope that my word will help in some way, now and in future projects.

CJ Stevens

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