



City of Waldport
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June 18, 2025

Amy John
Audit Manager
Oregon Secretary of State's Office

RE: Waldport audit conversations

Greetings Ms. John,

I have been forwarded your correspondence of earlier today to the Waldport City Council. I wish to address specifically the statements the content, specifically regarding advice from your office.

Starting in 2021, you and I have spoken several times about the challenges with the city's, at the time, auditor Mark Housen. You very specifically gave me the advice to 'stay the course' with Mr. Housen noting that many other cities were in a similar situation.

In June of 2022, we spoke after Mr. Housen has promised the audit within 'weeks' and not delivered. Again, your advice as I reported to council was to give him the benefit of the doubt and continue pursuing this, as municipal auditors were hard to find.

In July of 2023, my office reached out to you directly via email on July 5th, stating that we felt we needed to take legal action. You called me and we spoke of the concerns you were aware of regarding Mr. Housen's firm, the passing of his accounting partner and that you had spoken with him and that he was almost finished. You at the time also advised us to file 'reports in lieu', and let him complete this audit instead of starting fresh.

Finally, in November 2023, when Mark finished the audit he had been working on since COVID, we spoke where I detailed his attempt to extort the city for more funding, and that we were submitting an RFP for a new auditor, to which you agreed was a wise course of action. A new audit was selected in March of 2024.

While you have always left it to our choice, I believe it is unfair to say that we have not been following the informal advice from your office and you specifically regarding the previous auditor and best course of action. As we have stated multiple times, it is our intention to get caught up and become compliant with state law.

Sincerely,

Dann Cutter, City Manager