



TOWN OF WAREHAM Board of Assessors

54 Marion Rd
Wareham, Massachusetts 02571

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Steven Curry, MAA, *Chairman*
James G. Makrys, MAA, *Vice Chairman*
James M. McCahill
Mary Ann D. Morse, MAA
David A. Smith

MEETING DATE: Friday, April 8, 2011 1:09 pm

PRESENT: Mary Ann Morse, Steven Curry, Mike McCahill and David Smith.

Also present: Richard Gonsalves and Barbara LeFavor

MINUTES: The minutes of March 11, 2011 and March 18, 2011 of the regular and executive sessions were presented for approval. The board reviewed the minutes and approved the regular and executive as presented. Vote 2-0-2 for 03/011/2011 with Steve and David abstaining as they were not at the meeting. Vote 2-0-2 on 03/18/2011 with Mike and David abstaining as they were not at the meeting. .

NEW BUSINESS: The Board has reviewed and signed the contract with Vision Appraisal for the FY2012 revaluation.
Due to the lack of a director and staff the Board is employing the services of Vision to inspect approx. 100 building permits.
Of the remaining abatement applications about 20 have requested inspections and are being worked on.
Reorganization of the Board has been postponed until a full board is present.

A letter from the DOR was read into the record in regards to the town's current fiscal audit of FY2010 books. The letter states that the DOR will not set a tax rate for FY2012 until certain criteria is met by the town. (See attached letter).

OLD BUSINESS: None

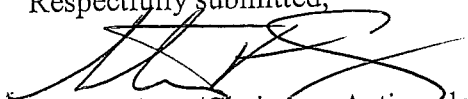
ABATEMENTS: The BOA went into executive session to discuss and act upon abatement and exemption applications. Motion by Ms. Morse, second by Mr. McCahill, Board voted 4-0-0 by roll call at 1:37 pm. The BOA came out of executive session at 3:10 pm.

Motion made, seconded and voted 3-0-0 to adjourn at 3:11 PM.

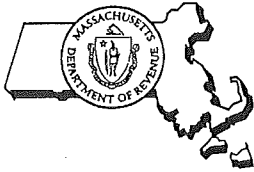
Next meeting is scheduled for Friday April 15, 2011 @ 1 PM

I certify that the minutes of this meeting are true and correct to the best of my recollection.

Respectfully submitted,



Steven Curry/Chairman-Acting clerk



Massachusetts Department of Revenue Division of Local Services
*Navjeet K. Bal, Commissioner Robert G. Nunes, Deputy Commissioner & Director of
Municipal Affairs*

April 6, 2011

Mark Andrews, Town Administrator
Town of Wareham
54 Marion Road
Wareham, MA. 02571

Dear Mr. Andrews:

I am writing to you and other town officials of Wareham regarding certain matters associated with the finances of the community. During a telephone conversation with you and Jim Powers of your audit firm Powers & Sullivan, coupled with media reports, it has been brought to my attention that problems exist with the financial reporting of the town.

Among of a long list of findings in the draft audit report from Powers & Sullivan, it is my understanding that a cash variance between the Treasurer's records and the general ledger exist in the amount of \$919,000. Other findings include, but are not limited to receivable reconciliations not performed, inaccurate reconciliations between town meeting votes and the tax rate recap, improper controls or reconciliation procedures for betterments, and certain reporting issues involving your health claims trust fund.

Obviously, these findings are troubling, and appropriate action must be taken to protect the fiduciary position of the Town of Wareham. Given this information, I will have to require that the following be completed prior to setting the FY12 tax rate:

- The FY11 audit, management letter, and A-133 must be completed and submitted to this office;
- The balance sheet for the close of FY11 must be submitted, and free cash certified.

Further, as discussed, I strongly recommend that Wareham should not appropriate from existing certified free cash, as this office is not sure of the validity of the remaining funds in this account due to the reported accounting irregularities. Finally, I also recommend that Wareham hire outside accounting experts in Massachusetts municipal finance to reconstruct all your financial accounts, and keep these individuals working on all accounting matters until the town hires a qualified town accountant. You have informed me that this has occurred.