**From:** Orcutt, Karyna (SAO)
**To:** Richart, Sasha (SAO)
**Subject:** RE: San Juan County Landbank
**Date:** Friday, October 6, 2023 2:37:53 PM
**Attachments:** image001.png
image002.png
image003.png

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Really well said Sasha!!!

Karyna Orcutt
Assistant Audit Manager, Office of the Washington State Auditor
(360)676-2165 | www.sao.wa.gov

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**From:** Richart, Sasha (SAO) <sasha.richart@sao.wa.gov>
**Sent:** Friday, October 6, 2023 2:36 PM
**To:** Orcutt, Karyna (SAO) <orcuttk@sao.wa.gov>
**Subject:** FW: San Juan County Landbank

Hey Karyna,

Is this an okay response to him? He's aiming for in-person.

Good afternoon Ron,

Thanks for the quick reply! I understand your concerns over technological glitches, however, I believe we can effectively address this matter through remote communication methods - either a phone call or a remote meeting. We respect your time and, in the interest of transparency, we don't have a large concern to report back to you – in other words, we wouldn't want you to make the trip to have your expectations not be met.

With this in mind, we are still able to pursue a physical meeting if you would prefer, however, our decisions have been finalized and you would receive the same information through either avenue.

Kind regards,

Sasha Richart
Team Bellingham Assistant State Auditor
Office of the Washington State Auditor
Sasha.Richart@sao.wa.gov | (360) 676-2165 | www.sao.wa.gov
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Pronouns: She, Her, Hers

**From:** Ron Whalen <whaleeoni@gmail.com>
**Sent:** Friday, October 6, 2023 7:15 AM
**To:** Richart, Sasha (SAO) <sasha.richart@sao.wa.gov>
**Subject:** Re: San Juan County Landbank

External Email

Hi Sasha,

The Wednesday October 11th at 9:30 meeting would work best for me. My experience with using remote meeting has been there's often some glitch and since I'm not adept with the nuances of remote I'd prefer to make the meeting in person. Is the meeting then is in Bellingham? I need to make an off island trip to the mainland anyway and can incorporate it into traveling to Bellingham for the meeting on October 11th. Please advise. Ron

On 10/4/2023 3:42 PM, Richart, Sasha (SAO) wrote:

> Good afternoon Ron,
>
> I hope you have been well! I am pleased to inform you that we have completed this year's audit of San Juan County. We are currently preparing to issue our reports and host our exit conference next week.
>
> We thank you for your patience during the audit process. We would further appreciate your time in meeting with us again to discuss the resolution and reporting determinations regarding your hotline inquiry to the Conservation Landbank.
>
> I have invited the Assistant Audit Manager Karyna Orcutt to this meeting, as she is very knowledgeable and was well involved in the audit process. We look forward to getting to discuss this with you, speaking to the results of our work, and highlighting the determinations of our Office.
>
> Due to our respective locations, it is likely most convenient for us to hold this meeting remotely. We do have some flexibility in the coming week, however, I can suggest the following times as a jumping off point:
>
> 1. Friday, October 6th at 10:00am or 2:00 pm
> 2. Monday October 9th at 11am
> 3. Wednesday October 11th at 9:30 am
>
> Please let me know what may work best for your schedule at your convenience, and I will send a Microsoft Teams meeting invitation.

Thank you,

Sasha Richart
Team Bellingham Assistant State Auditor
Office of the Washington State Auditor
Sasha.Richart@sao.wa.gov | (360) 676-2165 | www.sao.wa.gov
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**From:** Ron Whalen <whaleeoni@gmail.com>
**Sent:** Saturday, September 30, 2023 10:31 AM
**To:** Garza, Deena (SAO) <garzad@sao.wa.gov>
**Subject:** Re: San Juan County Landbank

External Email

Hi Deena,

Another month has passed. Any updates or speculation when the San Juan County report will be available? Ron

On 8/31/2023 11:59 AM, Garza, Deena (SAO) wrote:

> Hey Ron,
> We're currently still performing on site work with the County and haven't made any level of reporting determinations yet.
>
> I'll ensure we're circling back to you once we have those determination conversations.
>
> Deena Garza
> Team Bellingham Local Audit Manager
> Statewide Program Manager for Ports, IDCs, AS-BHOs, and AAAs
> Direct: (360) 594-0571 | Office: (360) 676-2165 |
> Pronouns: She, Her, Hers
>
> ---
>
> **From:** Ron Whalen <whaleeoni@gmail.com>
> **Sent:** Sunday, August 27, 2023 5:20 PM
> **To:** Garza, Deena (SAO) <garzad@sao.wa.gov>
> **Subject:** Fwd: San Juan County Landbank - Real Estate Commission

External Email

-------- Forwarded Message --------
**Subject:**Re: San Juan County Landbank - Real Estate Commission
**Date:**Tue, 22 Aug 2023 08:03:32 -0700
**From:**Ron Whalen <whaleeoni@gmail.com>
**To:**Garza, Deena (SAO) <garzad@sao.wa.gov>

Morning Deena,

Wondering how the determinations are going and of any findings.
Ron

On 8/1/2023 5:53 PM, Garza, Deena (SAO) wrote:

> Hey Ron,
> We're currently still performing on site work with the County and haven't made any level of reporting determinations yet.
>
> I'll ensure we're circling back to you once we have those determination conversations.
>
> Sent from my T-Mobile 5G Device
> Get Outlook for Android
>
> ---
>
> **From:** Ron Whalen <whaleeoni@gmail.com>
> **Sent:** Tuesday, August 1, 2023 5:02:31 PM
> **To:** Garza, Deena (SAO) <garzad@sao.wa.gov>
> **Subject:** Re: San Juan County Landbank - Real Estate Commission
>
> External Email
>
> Curious how the annual audit of San Juan County went and if the issues I presented equated any findings.....Ron
>
> On 7/13/2023 12:40 PM, Garza, Deena (SAO) wrote:

Hey Ron,
Thanks again for coming in last week and providing details of your concern to us.

During that meeting, we talked about your concern regarding the potential misrepresentation of a competing offer to the County Council, and specifically the possibility of our Office passing on the concern to the Real Estate Commission.

I was able to discuss this further with my Assistant Director of Local Audit and determined that it would not be appropriate for us to pass on such a concern to them.

In our discussion here at the office, you mentioned that if we couldn't/wouldn't that you would likely submit the concern to them yourself and at this time we would encourage you to do so.

Deena Garza
Team Bellingham Local Audit Manager
Statewide Program Manager for Ports, IDCs, AS-BHOs, and AAAs
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