

***Typed record of phone messages and in-person visits regarding Blue Heron Marina  
and Campground 2023-2024 (b) (6), Contract Compliance Specialist***

~~(b) (6) (fisherman with (b) (6)) conversation: (b) (6) expressed frustrations that no one pays attention and he has quit trying to get answers from personnel at Blue Heron. The fees are a problem and they keep fussing about losing money.

~~A phone call was received from a concerned person who attended a previous board meeting. The discussion included: The issue of a 2022 audit by the committee in the Spring with (b) (6) (b) (6), (b) (6), and (b) (6). The caller indicated that no notes were taken from the audit, they were lied to, there was no answer to a question about a \$36,000 expenditure. There was no distinction explained as to camping vs rental fees on the “books” for this year. It was indicated that the 2023 Office Manager and the board was not bonded. There was a pontoon boat sale that had conflicting amounts disclosed, \$2,000 vs \$2,500 and was not clarified. The audit committee was lied to about the amount paid to the Refuge for 2022. Liabilities and assets amount was listed as \$196,000 but not verified.

~~A phone call was received from a concerned person who relayed that a 5-year audit was denied by the Board, even though Shareholders voted “yes”, they were “turned down”. Additionally, the caller described a lot of animosity between the previous and current (2023) Board.

~~Someone who has been a Board Member through the years came to speak with Refuge Management and staff on October 18, 2023. This person gave the following information that was witnessed first-hand:

In 2021, (b) (6), the caretaker at the time spent \$200 on himself with CORA funds, as well as having kept the laundry money at the end of each season for himself as well.

In 2022, Cash payments and paperwork were missing and it was suspected that (b) (6) was also responsible. (b) (6) did not report that incident and said, “Don’t worry about it.”

The treasurer in early 2023 took a bag of money to secure in her camper and her husband told her she should take it back to the office.

No action was taken nor money spent on a 2023 water leak.

New disfunction on the Board began when (b) (6), (b) (6) and (b) (6) were overriding (b) (6) (b) (6) was questionable in this person’s opinion.

In July 2022, (b) (6) left and (b) (6) took over. For 2022, \$5 was taken from CORA’s CD to help pay the Refuge’s percentage amount for the year.

Lack of communication is a big problem. Turnover in 2023 with the Board, Caretaker and staff was a big problem. No background checks were being performed when hiring.

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~~Someone who was in attendance at the December CORA monthly meeting called the next morning to discuss what had transpired during the meeting and their personal conversation with the Office Manager following the meeting.

During the meeting, new Board members were identified and were unopposed, to be effective January 1, 2024. The 2024 Board would consist of (b) (6), (b) (6), (b) (6), (b) (6), (b) (6), (b) (6) and (b) (6). Also, a discussion about spending all money at the Christmas Party and an insurance claim for falling through a rotten dock board occurred with no questions being taken at the end of the meeting.

Following the meeting, the caller had a discussion with the Office Manager (b) (6). When the caller asked how Quickbooks (CORA's financial system) was straightened out and how would the Refuge be paid, the Office Manager first said that Quickbooks was fixed and then recanted saying that Quickbooks is not fixed but the bank statement is fixed. The caller was told by the Office Manager that she walked into a "shitshow" and was "trying to fix it."

~~Office Manager (b) (6) called the Refuge and spoke to (b) (6) regarding a meeting to be hosted at the Lone Oak Baptist Church with Refuge management and staff in attendance. She called to say that it was her idea to (b) (6) that it be a "Shareholders Only" meeting for crowd control and to keep the troublemakers away. When the meeting was advertised on the Blue Heron Marina and Campground Facebook page, people started calling the church complaining. (b) (6) said she is "done trying to be the peacemaker" and has tried her best to "keep the drama down." (Note: This meeting was canceled and rescheduled and held at the Carterville Community Center) She continued by stating that (b) (6) had received a phone call from the Department of Labor and that her "cousin" (b) (6) was interested in the situation regarding the status of Blue Heron Marina and Campground.

~~Several Shareholders and users have verbally communicated to Refuge staff that they would sign an affidavit to verify improprieties they have witnessed at Blue Heron Marina and Campground and most recently with the 2023 CORA Board and staff. This includes having been labeled as "troublemakers" when questioning/challenging the Board in meetings in front of several in attendance, primarily regarding financial matters and approval/non-approval of projects, regardless of the voting results of Shareholders. Because these individuals spoke out, they were labeled as troublemakers, threatened to be banned, and their questions left unanswered.