APPROVED

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
March 27, 2025

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:00 p.m. (MT) by Board Chairman Randy Upton at the Salt Lake County Government Center in Salt Lake City, UT. A quorum was present to conduct business. The following persons participated in the meeting:

<u>Board Members:</u>
Cody Barnes, Board President
Randy Upton, Board Chairman
Terry Nelson, Vice Chairman
Ashley Wilson, Board Secretary
Bill Feveryear, Director
Robert Watson, Director
Toni Noerring, Director
John Milano, Director
Ash Jenkins, Director (via Zoom)

<u>VRI Americas and Resort Staff:</u>
Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager
Caitlin Postlethwait, Administration / Association Governance

<u>Members Present (in person):</u>
Hans Noerring
Brad Wilson
Bill Thomson
Shirley Henninger

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES*

A. Minutes of February 27, 2025, Regular Meeting

MOTION: Toni Noerring moved to approve February 27, 2025, regular meeting minutes as corrected. Ashley Wilson seconded the motion, and it was approved.

IV. EXECUTIVE SESSION

The Board went into executive session at 6:06 p.m. MT.

The Board resumed regular session at 6:30 p.m. MT.

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Ash Jenkins was excused from the meeting at 6:30 p.m. MT.

V. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. February 2025 Financial Statement

The February 2025 was provided for informational purposes. Discussion on duplicate vendor paid entry and request for additional information on total liabilities reflected in financial statement. Management will follow up with a response.

B. Delinquency Report

The delinquency report was provided for informational purposes. Delinquency rate being reported as 5.1% as of February 2025.

C. Inventory Sold Report

The inventory sold report was provided for informational purposes.

VI. MEMBER COMMENTS

There were approximately 6 members present in the meeting (in person and via zoom). Member comments were invited and addressed by the Board regarding total number of memberships sold, cleaning fees, and member desire to be involved and familiar with Board business.

VII. REPORTS

A. VRI Management

a) Manager's Report

Richard Johnson and Moriah Morgan provided the on-site managers' report. It was reported that water spring development engineers and surveyors have been on-site, an updated report on water spring development will be provided to management when available.

Management presented a draft of a final demand letter to the Board for review. The proposed letter will be sent to long-time delinquent owners before East Canyon Resort re-claims their membership into resort owned inventory forfeiting the members owned interest at East Canyon Resort. The Board approved the letter as corrected for distribution to ECR members to be foreclosed on.

Resort management proposed implementing designated ATV inspection days for members. It was advised that selecting dates ahead of holiday weekends and before the start of the hunting season while the store is fully staffed will benefit the members by and staff by reducing the time spent completing ATV inspections. Resort management proposed reducing the ATV inspection fee by 50% if members complete inspections on the designated dates. The Board was in agreement with management selecting the dates and communicating the dates to ECR members to participate.

b) Resort Reports

i. Comment Cards

There were no comment cards to review.

B. Committee Reports

a) Finance Committee

Discussion to be held under New Business.

b) Rules Committee

Discussion to be held under New Business.

c) Outdoors Committee

Discussion to be held under New Business.

d) IT/Communications Committee

Terry Nelson reported that website updates in progress, resort event information to be brought current. Resort staff will work with the IT committee to clean up outdated information.

e) Facilities/Land Use Committee

No current report from Facilities/Land Use.

VIII. NEW BUSINESS

A. Better Reserve Consultants

A proposal from Better Reserve Consultants was presented to the Board for review. Discussion was held on Reserve Study requirements for East Canyon Resort per applicable state statutes. Additional proposals to be obtained and reserve study requirement research to be conducted. Additional discussion to take place at future meeting.

B. Wedding Chair Proposal

Three proposal(s) were presented to the Board for the purchase of wedding chairs to utilize at resort weddings.

MOTION: Terry Nelson moved to accept the proposal from Event Stable for the purchase of wedding chairs totaling $7,785.28 contingent on chair coverings being included. Ashley Wilson seconded the motion, and it was approved.

C. Outdoor Committee 2025 Elk Hunting Season Recommendation

MOTION: Bill Feveryear moved that If a qualifying "Immediate family member" (see C-20-1) of a Resort Member in Good Standing obtains the "Draw-Only Youth Any Bull / Hunter's Choice Permit" from the State of Utah, then the Resort Member may elect to forfeit any and all accumulated ECR Bull Elk Points in order to allow the qualifying "Immediate family member" to receive a Permit from the Resort to hunt elk on ECR property. All other ECR and State fees, rules, and regulations apply. Ashley Wilson seconded the motion and it was approved.

MOTION: Bill Feveryear moved if a Resort Member in Good Standing draws an ECR Bull Elk Permit from the Resort, the Resort Member may assign the Permit to an "Immediate family member" as defined in C-20-1. If the Assigned Hunter obtains the "General-Season Youth Elk Permit" from the State of Utah, then the Assigned Hunter shall only hunt elk on ECR property during the **One Season** corresponding to the Resort Member's application and the aforementioned ECR Bull Elk Permit obtained. No other elk seasons may be hunted on ECR property or using ECR access. All other ECR and State fees, rules, and regulations apply. Terry Nelson seconded the motion and it was approved.

D. Rules Committee Recommendation(s)

Cody Barnes gave a current report from the Rules Committee meeting and proposed the rule changes detailed in Exhibit A (see Exhibit A)

MOTION: Cody Barnes moved to approve change to rule 13.5.1 as outlined in Exhibit A. Bill Feveryear seconded the motion and it was approved.

The Rules Committee held discussion on the previously adopted change related to the number of pets allowed per rule 12.2.1. It was noted that positive feedback was received and the change to allow a total of three (3) pets should remain in place.

MOTION: Cody Barnes moved to retain the change to rule 12.2.1 as discussed. Bill Feveryear seconded the motion, and it was approved.

A final version of the updated ECR rule book should be finalized and published by May 1, 2025. Hard copies available upon request, updated digital version to be uploaded to the ECR website when available.

E. Designated ECR Member ATV Inspection Day

ECR management proposed implementing a designated Member ATV inspection day to relieve the burden of inspection time from staff in the busy summer season. The Board approved resort management implementing ATV inspection day and an assignment was given to resort management staff to communicate the designated date to ECR membership.

MOTION: Terry Nelson moved to approve implementing designated ECR member ATV inspection date. Ashley Wilson seconded the motion, and it was approved.

IX. PREVIOUS BUSINESS

A. Credit Card Fees on Store Merchandise

Discussion revisited on credit card fee assessment for ECR store merchandise purchases.

MOTION: John Milano moved to implement a 3% transaction fee on all ECR store merchandise purchases to offset credit card fees charged to resort via banking institutions. Bill Feveryear seconded the motion. Additional discussion resulted in the motion being withdrawn.

The Board resolved to increase the price of all merchandise in the ECR store by 3% to offset credit card fee charges received from banking institutions.

B. Member Workday May 2025

Discussion held on the planned ECR Member Workday to take place on Saturday May 10, 2025, and reservations being necessary to secure member participation.

MOTION: Terry Nelson moved to approve one (1) additional reservation per membership not counting towards total reservation limit of two (2) for ECR members participating in ECR Member Workday on Saturday May 10, 2025. Participation in the Member Workday must be verified by project leaders, otherwise a bonus-time fee for reservation will be assessed against the members account. Toni Noerring seconded the motion, and it was approved.

Resort management will work to coordinate Member Workday project assignments and sign-ups.

C. Membership Upgrade/Downgrades

The Board discussed adopting a policy to manage and facilitate membership upgrade/downgrade requests. Upgrade/downgrade requests will be processed by resort management in the same manner as citation/appeal process utilized by resort staff.

MOTION: Bill Feveryear moved to allow membership upgrades under the following terms:

- Member to pay $300 fee to process membership upgrade.
- Members pay difference in membership class maintenance fee.
- If a member is upgrading from a membership class with Relative Rights, must retain upgraded membership class also associated with Relative Rights, or Relative Rights will be forfeited.

Terry Nelson seconded the motion, and it was approved.

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MOTION: Bill Feveryear moved to review membership downgrade requests on a case-by-case basis. Cody Barnes seconded the motion, and it was approved.

D. Rain Gutter Proposal

Rain gutter improvement proposal was previously submitted to the Board for review. Additional review required. Additional discussion to be held at a future meeting.

E. ECR Member Survey Results Posted to Website

MOTION: Bill Feveryear moved to post redacted results of ECR member survey to website. John Milano seconded the motion, and it was approved. ECR IT Committee to follow up on coordination and format of survey posting.

X. OTHER BUSINESS

A. Confirm Future Meeting Dates

It was noted that updates needed to current ECR meeting schedule (formatting – dates updated) VRI management will update the meeting schedule for future distribution.

Caitlin Postlethwait and Moriah Morgan were excused at 9:00 p.m. MT.

B. Executive Session

The Board went into Executive Session at 9:05 p.m. MT.

The Board resumed Regular Session at 9:47 p.m. MT.

XI. ADJOURNMENT

The meeting was adjourned at 9:48 p.m. MT.

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By:______________________________ Date: 6/9/2025
Ashley Wilson, Secretary