APPROVED

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

May 22, 2025

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:00 p.m. (MT) by Board Vice Chairman Terry Nelson at East Canyon Resort in Henefer, UT. A quorum was present to conduct business. The following persons participated in the meeting:

Board Members:
Cody Barnes, Board President
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)

Excused Board Members:
Randy Upton, Board Chairman

VRI Americas and Resort Staff:
Richard Johnson, ECR General Manager

There were approximately thirteen (13) members present in the meeting.

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES*

A. Minutes of March 27, 2025, Regular Meeting

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

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. March 2025 Financial Statement

The March 2025 financial statement was provided for informational purposes. Discussion held on GL coding allocation, revenue reported from various department(s) related to special events is tracked according to corresponding department (additional condos, services etc.)

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Richard Johnson resort manager provided explanation for vendors identified on vendors paid listing including in monthly financial statements as requested by the Board.

B. Delinquency Report

The delinquency report was provided for informational purposes. Delinquency rate being reported as 20.8% as of April 30, 2025.

C. Inventory Sold Report

The inventory sold report was provided for informational purposes.

V. MEMBER COMMENTS

Members in attendance addressed the board with comments related to RV guest reservations, increasing the time-period of allowed time-window of 7 day in advance. The Board reported that the rule book will be updated to reflect the recent change to the rule. Another comment was related to possible implementation of check-in procedure for wilderness guests, and they inquired about wilderness area improvement(s). The Board reported that wilderness campsite areas are going to be cleaned up and enlarged at the upcoming resort member workday.

VI. REPORTS

A. VRI Management

a) Manager's Report

Richard Johnson gave an update to the Board and members in attendance regarding on-site operations. Discussion held regarding upcoming resort member workday projects to be facilitated by members and resort staff on-site. It was reported that resort needs a housekeeping supervisor, store and security staff, the intent is to fill the open positions prior to the peak summer season.

b) Resort Reports

i. Comment Cards

There were no comment cards to review.

B. Committee Reports

a) Finance Committee

No current report from the finance committee.

b) Rules Committee

The rules committee is working on the final revisions on the current rulebook to be published. An update to the pet-policy will be made to the welcome emails sent out ahead of guest arrivals.

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c) Outdoors Committee

The Outdoors Committee is working with resort management to prepare for the upcoming June 7, 2025 resort member workday. Project leaders assigned to facilitate completion of identified tasks.

d) IT/Communications Committee

ECR member survey posted to the website, updated version to be added once redacted, website clean up in progress.

e) Facilities / Land Use Committee

No current report from the Facilities / Land Use Committee

VII. NEW BUSINESS

A. Wilderness Camping Improvements

Discussion held regarding planned wilderness camping improvements. Various items needing improvement includes tables and firepits at campsites.The Board discussed the need to level the roads leading up to wilderness areas for safer hauling of RV's and off-road equipment. The June 7, 2025 member workday will accomplish updates of wilderness camping areas.

B. Potential Amenity Proposal

Disc golf, five stand (shooting range), and zipline proposal were presented to the Board for review by John Milano. Extensive discussion held on location and cost logistics. The Board recommendation was to proceed with installation of one to two individual portable disc golf baskets, with semi permanent location to be determined upon purchase. The Board recommendation is to evaluate member interest in outdoor amenities for discussion in a future meeting. John Milano reported that analysis of previous member survey indicated a majority of ECR members would approve of public use amenities to generate resort revenue and keep the cost of maintenance fees down.

VIII. PREVIOUS BUSINESS

A. Rain Gutter Proposal

A previously submitted proposal for rain gutter improvement was reviewed. The Board opted to have maintenance staff on-site at the resort make repair / improvement to the rain gutters in question surrounding the lodge and store.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates

Future Meeting Dates were provided for informational purposes.

Next meeting is scheduled for Thursday August 28, 2025 at 6:00 p.m. MT at East Canyon Resort.

Annual Meeting is scheduled for Wednesday, September 17, 2025 at 7:00 p.m. MT at East Canyon Resort.

B. Executive Session

The Board went into Executive Session at 8:18 p.m. MT.

The Board resumed Regular Session at 8:38 p.m. MT.

X. ADJOURNMENT

The meeting was adjourned at 8:38 p.m. MT.

DocuSigned by:

By: Korey Vancott Date: 10/29/2025

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Korey VanCott, Secretary