APPROVED

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
August 28, 2025

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:05 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
Randy Upton, Board Chairman (via Zoom)
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)

VRI Americas and Resort Staff:
Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager
Caitlin Postlethwait, CV Administrator / Association Governance

Members Present:

John Sherman	Bill Thomson
Colby Layton	Eric Martinez
Gayla Martinez	Brad Wilson
Hans Noerring	

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. Minutes of May 22, 2025 Regular Meeting

The Board tabled May 22, 2025 regular meeting minutes.

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. June/July 2025 Financial Statement

The June 2025 Financial Statement was included in the Board packet for review. The July 2025 Financial Statement was distributed prior to the meeting. The Financial Statements were provided for informational purposes.

B. Delinquency Report

The delinquency report was provided for informational purposes. It was reported that the delinquency rate was 5.8%.

C. Inventory Sold Report

The inventory sold report was provided for informational purposes.

V. MEMBER COMMENTS

Board members in attendance were invited to make comments directed to the Board. Comments ranged from suggesting handing out paper copy agendas in meetings, member communication with management on accounting, keeping the resort to exclusive member use, and gratitude for Board members service to the resort.

VI. REPORTS

A. VRI Management

a) Manager’s Report

Richard Johnson and Moriah Morgan provided an update on on-site operations. Updates on capital improvement projects and upcoming resort events were provided to the Board. Richard also reported that Young Powersports has approached ECR management about partnering to facilitate rentals of watercraft and outdoor vehicles. The Board agreed to proceed with requesting a contract for additional Board and management review. Additional discussion to be held at a future meeting.

b) Resort Reports

i. Comment Cards

Comment cards were reviewed. No discussion held.

B. Committee Reports

a) Finance Committee

The Finance Committee had no current report.

b) Rules Committee

The Rules Committee had no current report.

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c) Outdoors Committee

The Outdoors Committee reported that hunting tags and member packets are in process of being prepared for the 2025 hunting season.

d) IT/Communications Committee

The IT Committee reported working to accomplish posting the redacted member survey to the ECR website.

e) Facilities / Land Use Committee

The Facilities / Land Use Committee reported experiencing member turnover and looking for direction from the ECR Board on the function and purpose of the Facilities / Land Use Committee. The Board suggested the Facilities / Land Use Committee develop ideas for upcoming member workday projects.

The Board went into Executive Session at 8:00 p.m. MT.

The Board returned to Regular Meeting at 9:29 p.m. MT.

VII. NEW BUSINESS

A. ECR 2024-2025 Draft Audit

The Board reviewed the 2024-2025 draft audit.

MOTION: Ashley Wilson moved to approve 2024-2025 draft audit as presented. Motion was seconded by Toni Noerring and approved unanimously.

B. Capital Vacations Management Contract Renewal

The Capital Vacations Management Contract Renewal was tabled for discussion until a draft agreement is available for review.

C. Land Use Committee

A Board member reported being approached by a former Land Use committee member regarding a concern that the committee is not utilizing committee members' suggestions and opinions to form proposals to the Board. The Board held discussion on roles of Board members on committees, the maximum number of allowed Board members on a committee, and effective committee structure.

D. Parental Supervision

Richard Johnson reported to the Board that there has been an increase in issues related to unsupervised children at the resort.

Resort management will review sport court equipment check-out policies and address security employees on enforcement of existing resort rules regarding supervision of children of ECR members.

E. Boat Parking in RV Spots

An issue of large boat hauling trailers utilizing parking designated for smaller ATV trailers was discussed. The Board assigned management to order signage indicating oversize and standard trailer parking size areas, communication to be sent to members to notify of appropriate locations.

F. Bylaw Changes

The Board discussed the potential of making bylaw amendments regarding member requirements to participate on the Board of Directors. Discussion surrounding membership utilization and attendance at Board meetings. The topic was tabled until the next Board meeting.

G. Tractor Sale

Management reported that a backhoe tractor was sold to ECR maintenance employee Axcil B for an agreed amount of $15,000 to be paid in trade work to ECR resort. Management will coordinate trade work assignments and duties as well as track payment of purchase to the resort.

MOTION: Toni Noerring moved to approve the proposal for the sale of tractor to Axcil B. under the proposed terms of trade work agreement. Motion was seconded by Cody Barnes and approved unanimously.

VIII. PREVIOUS BUSINESS

There was no previous business to discuss.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates

Future Meeting Dates were provided for informational purposes.

The 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 10:30 p.m. MT to discuss member citations

The Board returned to Regular Meeting at 11:23 p.m. MT.

X. ADJOURNMENT

The meeting was adjourned at 11:24 p.m. MT.

DocuSigned by:

By: Korey VanCott
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Korey VanCott, Secretary

Date: 10/29/2025