APPROVED

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
January 23 & 24, 2026

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:00 p.m. (MT) by Board Chairman Randy Upton at East Canyon Resort on Friday January 23, 2026. 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
Bill Feveryear, Director
Robert Watson, Director
John Milano, Director
Korey VanCott, Director
Toni Noerring, Director
Blake Housely, Director

<u>Capital Vacations Representatives:</u>
Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager

All ECR members were invited to the meeting to observe fiscal year budget planning via zoom video and teleconference.

<u>Members Present</u>:
Janae Nelson
Tony Nelson
Brandy Vancott
Hans Noerring
William (Bill) Thompson
Tammy Feveryear
Bill Meadows
<u>Attendance by Zoom:</u>
Abby Housley
Tiffany Spencer
Wolf Jay

II. REVIEW OF AGENDA

The agenda was approved with changes. The following items were added to the agenda.

F. Owner Participation
G. Transfer of funds
H. General Operations of Resort

I. Land Use Committee Proposal

MOTION: Toni Noerring moved to approve the agenda with changes. Motion was seconded by Terry Nelson and approved unanimously.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. November 13, 2025 Regular Meeting Minutes

The minutes of November 13, 2025 regular meeting were approved with changes.

B. December 11, 2025 Regular Meeting Minutes

The minutes of December 11, 2025 regular meeting were approved as presented.

IV. REVIEW OF MONTHLY FINANCIAL STATEMENTS

A. December 2025 Financial Statement

The December 2025 Financial Statement was provided for informational purposes.

MOTION: Bill Feveryear made a motion to accept the December 2025 financial statement as presented. Motion was seconded by Terry Nelson and approved unanimously.

B. Delinquency Report

The delinquency report was provided for informational purposes. The Board discussed the 6.0% delinquency rate as an area of concern.

C. Inventory Sold Report

The Inventory Sold Report was provided for informational purposes. Discussion was held on implementation of existing owner incentive to purchase additional memberships.

MOTION: Blake Housely moved to approve implementing 35% discount on new membership sales for existing owners. Motion was seconded by Terry Nelson and approved unanimously.

VI. MEMBER COMMENTS:

A. Bill Thompson mentioned that he attended 2 meetings with the finance committee. I Both meetings they made some suggestions to increase funds at the resort. Wanted to mention that when we discuss priorities for reserve projects, we focus on structural improvements over cosmetic improvements.

B. Tammy Feveryear mentioned issues with children around the resort without parental supervision. It was clarified that in all areas there are unsupervised children – would like better rules on them. Toni stated there are rules; Richard suggested contacting Security when they see that. Tammy clarified she wants to ensure we are encouraging parents to be with the children, and she is concerned with unintentional vandalism to the hard structures.

C. Robert Watson mentioned there was a member that contacted her in regards to booking the Family Reunion Area space. They wanted to reserve the FRA area for an event and was told they could not do that by the front desk. Robert referred them to Richard for assistance. It was clarified that it was most likely Rule 8.5 that may have interfered with their booking.

D. Bill Meadows and Tony Nelson gave feedback on the owner workday proposal

V. REPORTS

A. On-Site Management Report

Richard Johnson provided a summary of current on-site operations including staffing updates, member communications, and a list of identified capital improvement project needs to be reviewed in budget discussion.

B. Committee Reports

a) Finance Committee

It was reported that two (2) meetings have been held recently and there is active participation from current committee members to review resort financial issues.

b) Rules Committee

It was reported one (1) meeting has been held. The committee has three (3) new members. The next meeting is scheduled for April 2026. Concerns they are working on are late check-ins. The committee intends to meet on a quarterly basis.

c) Outdoors Committee

It was reported that the committee is scheduled to meet next month (February) there were twenty-seven (27) members in attendance at the last meeting.

d) IT Committee

It was reported the committee met previously. Discussions regarding online reservations. The committee is currently reviewing options and building roadmaps for this avenue. Next committee meeting is to be held the first week of February.

e) Land Use Committee

It was reported there are fourten(14) new members of the committee. The committee will present a proposal under New Business in this meetings agenda. The committee will meet in the spring with Outdoor Committee to discuss workday logistics. A proposal for bathhouse renovations is being reviewed, estimated cost $95,000.

VI. EXECUTIVE SESSION

MOTION: Terry Nelson moved to go into Executive Session at 8:30 p.m. MT. Motion was seconded by Toni Noerring and approved unanimously.

MOTION: Toni Noerring moved to resume Regular Session at 9:25 p.m. MT. Motion was seconded by Cody Barnes and approved unanimously.

MOTION: Terry Nelson moved to recess the meeting at 9:30 p.m. MT until 9:00 a.m. Saturday, January 24, 2026. Cody Barnes seconded the motion and it was approved.

VII. NEW BUSINESS

The meeting resumed at 9:00 a.m. MT. on Saturday, January 24, 2026.

A. ECR 2026-2027 Budget Review

The East Canyon Resort 2026-2027 fiscal year budget was presented for review.

MOTION: Bill Feveryear presented a motion to grant access to the Finance Committee Chair to have access to the Rocky Mountain Power account so the finance committee can review the data and determine any possible improvements. Blake Housley seconded the motion was approved unanimously.

MOTION: Terry Nelson moved to approve the 2026-2027 operating budget of $2,361,051 with $325,000 capital improvement funds contribution totaling $2,686,051. Motion was seconded by Cody Barnes and approved unanimously.

MOTION: Terry (ECR) member moved to accept the budget of $2,686,051 including the $325,000 capital improvement project funding. Brady (ECR) member seconded the motion and it was approved.

B. ECR 2026-2027 Capital Improvement Projects

C. ECR 2026-2027 Assessment, Billing, and Collection Policy

The 2026-2027 Assessment, Billing, and Collection Policy was presented for review.

MOTION: Terry Nelson moved to approve the 2026-2027 assessment, billing, and collection policy as presented. Motion was seconded by Toni Noerring and was approved unanimously.

D. ECR 2026-2027 Assessment Mailing Inserts

There were no assessment mailing inserts to be approved.

E. 2026 Mileage Rate

The 2026 mileage rate was reported as 72.5 cents per mile for Board related travel reimbursement.

F. Bylaw Changes

Discussion held on ECR bylaw changes. An addition was made to the bylaws:
4.16 Each Board of Director shall be required to participate in at least 1 overnight stay during the year, April-March. This overnight stay can be either in the RV Park, FRA, Wilderness Area, or in the Condos. In the case of extenuating circumstances, an appeal can be made to the Board of Directors with final vote made by all Directors of the Board, excluding the Board Director making the request.

MOTION: Terry Nelson moved to approve the proposed change to section 4.16 of the bylaws. Toni Noerring seconded the motion and it was approved by majority with Robert Watson and John Milano opposed.

MOTION: Bill Feveryear moved to keep committee assignments as they are currently Blake Housely seconded and it was approved unanimously.

G. Owner Participation

There was a discussion brought forth by John Milano and Blake Housely to improve Member Work Days in efficiency and also making work days required by all owners. It was decided that this needs to be researched further with the Land Use and Outdoor Committee working out logistics, IT researching labor tracking, and Rules Committee developing rules if we were to require work for all members and the Finance Committee to work out the fees.

H. Transfer of Funds

Board discussed the Due to/Due From on the Balance Sheet. Assignment was given to staff to provide additional information.

I. General Operation of Resort

No report was given.

J. Land Use Committee Proposal

Proposal to make work days required by all owning members instead of just the hunters. This discussion was made in conjunction with G and decisions written there stand.

VIII. PREVIOUS BUSINESS

There was no previous business to discuss.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates:

Thursday, February 26, 2026, 5:30 p.m. MT – Salt Lake County Government Center
Thursday, March 26, 2026, 5:30 p.m. MT – Salt Lake County Government Center
Thursday, May 28, 2026, 5:30 p.m. MT – East Canyon Resort
Thursday, August 27, 2026 5:30 p.m. MT – East Canyon Resort
Wednesday, September 23, 2026 7:00 p.m. MT – ANNUAL Meeting East Canyon Resort
Thursday, October 8, 2026 5:30 p.m. MT – Zoom
Thursday, November 12, 2026, 5:30 p.m. MT – Salt Lake County Government Center
Thursday, December 10, 2026, 5:30 p.m. MT – TBD

X. ADJOURNMENT

MOTION: Toni Noerring moved to adjourn the meeting 4:30 p.m. MT. Korey VanCott seconded the motion and was approved.

By:____ Date:_________________________
Korey VanCott, Secretary