

EAST CANYON RESORT, INC.
REGULAR BOARD MEETING MINUTES
November 9, 2023

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:00 PM (MT) on Thursday November 9, 2023 by Board Chairman Randy Upton at East Canyon Resort in Henefer, UT. A quorum was present to conduct business. The following persons participated in the meeting:

Board Members:

Randy Upton
Cody Barnes
Ashley Wilson
Toni Noerring
Robert Watson
Bill Thomson
Mark Christensen
Terry Nelson

VRI Americas and Resort Staff:

Richard Johnson, VRI Regional Director of Resort Operations
Moriah Morgan, Resort Assistant General Manager
Caitlin Postlethwait, VRI Administrative Assistant

Guests

Hans Noerring
Vickie Roberts
Russ Roberts
Dennis Austin
Kristine Watson
Shirley Henniger
Russ Gerlock
Janette Forrey
Franklin Forrey
Jared Startup
Wade Ross
Brad Wilson
Kim Brown
Tina Brown
Sherry Chambers
Lee Chambers

II. REVIEW OF AGENDA

The agenda was approved with additions. Item G. Employee Wages/Potential GM Interview Dates

III. REVIEW OF PREVIOUS MEETING MINUTES

- A. Minutes of August 24, 2023 Regular Meeting
The Board reviewed and requested corrections to the August 24, 2023 Regular Meeting minutes.
- B. Minutes of September 28, 2023 Annual Meeting
The Board reviewed the ECR Annual Meeting minutes from September 28, 2023 and approved for publication. The minutes will be presented at the 2024 Annual Meeting for approval by the Members.
- C. Minutes of October 10, 2023 Regular Meeting
The Board reviewed the October 10, 2023 Regular Meeting minutes, made correction to titling meeting as ‘Regular Meeting’ vs. ‘Work Session’

MOTION: Ashley Wilson moved to approve the August 24, 2023 Regular Meeting minutes and October 10, 2023 Regular Meeting minutes with corrections. The motion was seconded by Toni Noerring and approved unanimously.

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

- A. Financial Statement September 2023

The September 2023 ECR financial statement was provided for informational purposes.

- B. ECR Delinquency Report

The Board reviewed the current delinquency report. Discussion held among the Board regarding a 2023-2024 change to Assessment, Billing & Collection policy resulting in multiple billing statements not being generated, a variation to historical billing practice for ECR. VRI Regional Director Richard Johnson will report back to the ECR board on whether or not increase in delinquent owners is due to 2nd billing statement not being sent.

- C. ECR Inventory Sold Report

The ECR Inventory Sold Report was provided for informational purposes.

V. MEMBER COMMENTS

Members in attendance were invited to make comments. Various points discussed including assessments, financial statement review, bylaws posted on website, condominium cleaning fee, member volunteer opportunities to help facilitate resort operations, utilizing Labor Day weekend breakfast to give Board candidates the opportunity to meet and greet with members ahead of election among other inquiries.

VI. REPORTS

- A. VRI Management Report

- a.) Richard Johnson, Regional Director of Resort Operations reported that water rights related spring development has been evaluated and approved by state DNR. It was advised a bid for engineers will be presented to the Board for approval to proceed on the project. It was reported that the swimming pool deck being repaired. Richard Johnson addressed the Board to propose selling unclaimed banked RCI weeks to ECR owners for 1 time generating revenue for the resort and provide additional enjoyment for owners and or general public.
- b.) Moriah Morgan ECR Assistant General Manager addressed the Board on whether the resort staff could provide sparklers to guests as part of a New Years Eve event, the Board authorized the resort management staff to make that decision. It was reported a new pest control company was engaged and is a lower cost than previous service used with better results in pest control.
- c.) Resort comment cards were provided for informational purposes.

B. Committee Reports

There were no current Committee Reports to review.

VII. NEW BUSINESS

A. Discussion Regarding Ethics, Conflict of Interest Declaration

Randy Upton addressed the Board on utilizing responsible ethics when fulfilling a Board Director position. The Board was provided a Conflict of Interest Statement to be signed and filed by resort management.

B. Recording of Meetings

Discussion was held that Board meetings are being live-streamed over Zoom and recordings will be made available to members for review on the ECR member website.

C. ECR Website, Facebook Page

Discussion held on the content of ECR website and Facebook page. The Board directive was to maintain content regarding official business of the Board and the resort such as events and notices of information.

D. Point of Contact for ECR Members and Board Members

Discussion was held regarding point of contact for ECR member related concerns and Board member concerns. Members are invited to voice concerns in Board meetings during designated member comment section, VRI Director Regional Director Richard Johnson is the point of contact for Board members with management concerns.

E. Annual Calendaring

The calendar discussion was tabled until the end of the meeting.

F. Committee Assignments

Discussion held on current committee assignments. Randy Upton recommended eliminating Hospitality and creating Land Use/Facilities to help determine best use of Capital Improvement land related and amenity projects. Discussion was held on holding a transition period of introducing new committee chairs of committees with relation to on-going goals and projects.

The Board recommendation was to solicit for new applications of current committee members and to try and engage new committee members. Discussion held among newsletter creation, ECR management staff will work with IT/Communications committee and VRI management to maintain newsletter distribution. Committee assignments are as follows:

Rules Committee: Cody Barnes, Toni Noerring
Outdoor Committee: Terry Nelson, Toni Noerring
Finance Committee: Mark Christensen, Bill Thomson
Facilities/Land Use Committee: Robert Watson, Mark Christensen
IT/Communications: Ashley Wilson, Terry Nelson

MOTION: Toni Noerring moved to approve committee assignments proposal as listed. The motion was seconded by Terry Nelson and the motion was approved.

G. Employee Wages

Richard Johnson addressed the Board regarding staff wages. It was discussed that ECR is competing with Park City in obtaining and maintaining long-term employees. It was noted that the Board needed to evaluate employee wages during future budget discussions.

VIII. PREVIOUS BUSINESS

A. Rule Book Changes/Re-formatting

Discussion of rule book changes/formatting was tabled to the Rules Committee

B. Lounge Chair bids

ECR management reported that obtaining bids is in process.

IX. OTHER BUSINESS

A. Action Item List

The Board Action Item List was provided for informational purposes.

B. Confirm Future Meeting Dates:

December 7, 2023 – Location TBD Budget/Fees Discussion

January 18, 2024 – Location TBD Budget/Capital Improvement/Fees Discussion

February 22, 2024 – Location TBD Budget/Capital Improvement/Fees Approval

March 21, 2024 – Location TBD

May 23, 2024 – East Canyon Resort

August 22, 2024 East Canyon Resort

September 26, 2024 East Canyon Resort Annual Meeting

October 10, 2024 East Canyon Resort

Discussion held among the Board and VRI staff regarding meeting locations for winter season meetings when it is not feasible to travel to resort. VRI staff will inquire with Salt Lake City locations for meetings to be held and report back to the Board with additional information.

X. EXECUTIVE SESSION

The Board went into recess at 7:43 PM MT. The Board initiated Executive session at 7:49 PM MT.

The Board resumed regular session at 9:29 PM MT.

XI. ADJOURNMENT

MOTION: Toni Noerring moved to adjourn the meeting at 9:30 PM MT. The motion was seconded by Ashley Wilson and approved unanimously.

By: Mark Christensen Date: 02/01/2024
Mark Christensen (Feb 1, 2024 19:22 MST)
Mark Christensen, Secretary






11.09.23 Minutes

Final Audit Report

2024-02-02

Created:	2024-02-02
By:	Moriah Morgan (assistantmanager@eastcanyon.com)
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