

**EAST CANYON RESORT, INC.**  
**REGULAR BOARD MEETING MINUTES**  
December 7, 2023

**I. WELCOME AND DETERMINATION OF QUORUM**

The meeting was called to order at 6:00 PM (MT) on Thursday December 7, 2023 by Board Chairman Randy Upton at the Salt Lake County Government Center 2001 South State Street, in Salt Lake City, UT. A quorum was present to conduct business. The following persons participated in the meeting:

Board Members:

Randy Upton, Board Chairman  
Cody Barnes, Board President  
Toni Noerring, Board Vice Chairperson  
Mark Christensen, Board Secretary  
Robert Watson, Director (by zoom video/teleconference)  
Bill Thomson, Director  
Ashley Wilson, Director  
Terry Nelson, Director

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

Brad Wilson  
Vickie Roberts  
Russ Roberts  
Approximately 10 members present in Zoom Video/Teleconference

**II. REVIEW OF AGENDA**

The agenda was approved with additions.

**III. REVIEW OF PREVIOUS MEETING MINUTES**

A. Minutes of November 9, 2023 Regular Meeting

Ashley Wilson moved to approved the minutes of the November 9, 2023 ECR regular Board meeting as presented. The motion was seconded by Mark Christensen and approved unanimously.

**IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT**

A. Financial Statement October 2023

The October 2023 ECR financial statement was provided for informational purposes. The Board commended VRI accounting staff for timely distribution of financial statements.

**B. ECR Delinquency Report**

The ECR Delinquency Report was provided for informational purposes.

**C. ECR Inventory Sold Report**

The ECR Inventory Sold Report was provided for informational purposes.

**V. MEMBER COMMENTS**

The Board invited members present in the meeting either in person or via Zoom Video/Teleconference to make comment to the ECR Board of Directors. Comment was made commending ECR Board of Directors and ECR resort staff for their hard work and efforts to maintain smooth operations at resort.

**VI. REPORTS**

**A. VRI Management Report**

- a.) Richard Johnson, Regional Director of Resort Operations addressed the ECR Board of Directors regarding on-site operations. It was reported that the ECR holiday dinner for resort staff was held and was enjoyable. Staff addressed need for clarification on protocol surrounding Special Event bookings, and the desired number of weddings allowed at the resort during the summer. The standing \$250 nightly rental rate in condominiums was addressed. VRI recommends a reduction in rental rates based on demand and seasonality, the Board was in agreement to allow ECR management staff to adjust rental rates accordingly. Further discussion to be held among ECR finance committee with additional information to follow.
- b.) Moriah Morgan ECR Assistant General Manager reported that another VRI property manager Robin Bundy visited ECR to provide training and support for ECR staff, her time spent was informative and helpful. ECR staff will work to implement modifications to check-in packets, preventative maintenance procedures. Moriah advised that deep cleaning is taking place in condominiums, piece rate cleaning employees in process of being obtained.

c.) Resort comment cards were provided for informational purposes.

**B. Committee Reports**

**a.) Finance Committee**

ECR Finance Committee member Mark Christensen provided report from the committee. It was reported that the committee is evaluating the 24-25 fiscal year budget for ECR for proposal. Discussion on more member involvement on outdoor and ATV trail improvements

and possible incentives to do so. The committee is working on a proposal to address long-time delinquent members, further discussion to be held at a future Board meeting.

b.) Rules Committee

Cody Barnes ECR Rules Committee member reported that Rules Committee working with previous committee notes and ECR staff to get organized. Additional committee members are needed. It was advised that ECR staff is working on compiling a newsletter to be distributed to ECR members that will include a canvas for new members on all ECR committees.

c.) Outdoors Committee

Cody Barnes reported that he is working with Terry Nelson to transition Outdoor Committee responsibilities. It was reported that a survey was sent out to ECR members to gather data on elk hunt harvest. Cody Barnes reported that a biologist from DNR is working on evaluating deer population in surround ECR area, would like to set up a time to report findings to the ECR Board.

d.) IT/Communications Committee

Ashley Wilson ECR IT/Communications committee member reported that current committee members are in process of re-submitting applications. The committee is evaluating whether stalls for long-term and short-term parking can be created and tied to owner reservations within reservation management system. The committee is evaluating how long meeting recordings need to be stored and the best method to store them for member review if deemed necessary.

e.) Facilities/Land Use Committee

Mark Christensen and Robert Watson ECR Facilities/Land Use Committee members reported that committee members need to be recruited and direction of committee efforts established. Discussion held on potential members. Cody Barnes provided an update that Trevor Milton, ECR property neighbor reached out to previous Board member Jamie Barnes regarding land swap previously proposed by Trevor Milton. Cody Barnes reported that Trevor Milton was notified Jamie Barnes no longer on the Board and advised that committee has been formed to assist and evaluate the logistics of land swap proposal, no action being taken until evaluation complete by committee and reviewed by the ECR Board of Directors.

**VII. NEW BUSINESS**

A. Approval of General Manager

Discussion to be held in Executive Session.

B. Fees Discussion

Randy Upton addressed the Board members, VRI staff, and ECR management staff to review and discuss fee related materials ahead of January 2024 Board meeting in preparation for ECR fee related proposals.

**VIII. PREVIOUS BUSINESS**

A. Water Rights Summary

A summary of ECR water rights was provided for informational purposes. Richard Johnson reported that engineer has been engaged to proceed with spring development on ECR property. Discussion held on state requesting meters be added to each condominium per recent legislative requirements. Further information to be provided at a future meeting.

**IX. OTHER BUSINESS**

A. Action Item List

The Board Action Item List was reviewed. An updated version to be distributed at future meeting. Discussion on resort work-days being the 1<sup>st</sup> Saturday in May, 1<sup>st</sup> Saturday in June, and 1<sup>st</sup> Saturday in August.

Board members in need of reservations for work-day participation directed to contact Richard Johnson for assistance.

B. Confirm Future Meeting Dates:

January 18, 2024 – Salt Lake County Government Center- Budget/Capital Improvement/Fees Discussion

February 22, 2024 – Salt Lake County Government Center-Budget/Capital Improvement/Fees Approval

March 21, 2024 – Salt Lake County Government Center-

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

The meeting went into recess at 7:10 PM MT.

The meeting reconvened at 7:20 PM MT.

**X. EXECUTIVE SESSION**

The Board went into Executive Session at 7:20 PM MT. (**MOTION:** Ashley Wilson moved to enter Executive Session, the motion was seconded by Terry Nelson and approved unanimously)

The Board resumed regular session at 8:50 PM MT. (**MOTION:** Ashley Wilson moved to close Executive Session and resume regular session. Toni Noerring seconded the motion and it was approved unanimously.

**MOTION:** Terry Nelson moved to approve hiring Richard Johnson as East Canyon Resort General Manager. The motion was seconded by Cody Barnes and approved unanimously.

**XI. ADJOURNMENT**

**MOTION:** Ashley Wilson moved to adjourn the meeting at 8:53 PM MT. The motion was seconded by Terry Nelson and approved unanimously.

By: Mark Christensen Date: 01/02/2024  
Mark Christensen (Feb 1, 2024 19:21 MST)  
Mark Christensen, Secretary






# 12.07.23 Minutes

Final Audit Report

2024-02-02

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