

**APPROVED**

**EAST CANYON RESORT, INC.**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES**  
May 23, 2024

**I. WELCOME AND DETERMINATION OF QUORUM**

The meeting was called to order at 6:00 p.m. (MT) on Thursday, May 23, 2024, 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:

Cody Barnes, Board President  
Randy Upton, Board Chairman  
Toni Noerring, Board Vice Chairperson  
Bill Feveryear, Director  
Bill Thomson, Director  
Terry Nelson, Director  
Ashley Wilson, Director  
Robert Watson, Director

VRI Americas and Resort Staff:

Richard Johnson, ECR General Manager  
Moriah Morgan, ECR Assistant General Manager

Guests:

Keith Stoddard  
Julie Stoddard  
Franklin Forrey  
Janette Forrey  
Terry Tucker

**II. APPOINTMENT OF BOARD MEMBER**

The East Canyon Board of Directors reported that Mark Christensen formally resigned from the Board of Directors due to the sale of his membership. The Board has appointed Bill Feveryear to his vacant Board seat expiring in 2026.

The subsequent open Officer position of Secretary/Treasurer was addressed by the Board. Toni Noerring nominated Ashley Wilson to fill the Secretary/Treasurer position. Cody Barnes seconded the nomination. Bill Feveryear nominated Robert Watson. No second to the nomination. Bill Thomson seconded the motion. Robert Watson declined the nomination. Bill Thomson nominated Bill Feveryear. Robert Watson seconded the nomination. The majority vote was to elect Ashley Wilson as Secretary/Treasurer.

Introductions of the Board members was provided to the East Canyon members in attendance.

**III. STATEMENT – ROBERT WATSON**

**APPROVED**

Robert Watson issued a statement of apology to the Board and to previous Board member Jamie Barnes regarding the comments directed to the audience at the 2023 Annual Meeting of East Canyon Resort.

**IV. REVIEW OF AGENDA**

The agenda was approved as presented.

**V. REVIEW OF PREVIOUS MEETING MINUTES**

A. Minutes of March 21, 2024, Regular Meeting minutes

The Board reviewed the regular meeting minutes from March 21, 2024, corrections made.

**MOTION:** Ashley Wilson moved to approve the March 21, 2024; meeting minutes as corrected. Motion was seconded by Cody Barnes and approved unanimously.

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

A. Financial Statement March 2024

The Board reviewed the year end March 2024 financial statements and April 2024 financial statements.

**MOTION:** Toni Noerring moved to accept the March 2024 and April 2024 financial statements as presented. The motion was seconded by Cody Barnes and approved unanimously.

B. Delinquency Report

The delinquency report was provided for informational purposes.

C. Inventory Sold

The inventory sold report was provided for informational purposes.

**VII. MEMBER COMMENTS**

Members in attendance were invited to make general comments to the Board.

Terry Fowler addressed the Board to inquire about whether or not there is an existing mission statement for East Canyon Resort. The Board indicated there is not one currently, Terry recommended one be drafted.

Derek Denai addressed the Board to voice various concerns regarding RV guest registration policy, the cost increase of ATV registration, conflicting information regarding member ATV policies, where to locate appendix B (fee schedule) and delay of pool opening.

The Board thanked members in attendance for their attendance and comments made.

## VIII. REPORTS

### 1. VRI Management

#### a) VRI Resort Operations

An update of resort operations was provided in the Managers report.

#### b) Manager's Report

Richard Johnson, Resort General Manager and Moriah Morgan Resort Assistant General Manager gave current ECR Manager's Report including departmental updates, progress of sales, update to phone system to record all calls for quality and training purposes including implementation of call-back feature allowing members to avoid being on hold. It was reported that tree maintenance is taking place on resort property, discussion on status of cell tower inquiry from previous Board business. An update when additional information is available will be provided. It was reported that an agreement was made between ECR management and local beehive company to house beehives in exchange for honey produced to be labeled and sold in the ECR store.

### 2. Committee Reports

#### Finance Committee

Bill Feveryear provided a report from the ECR Finance Committee. He advised that additional committee members would be beneficial. An assignment to ECR management staff was issued to produce an e-blast canvassing for Finance Committee members. Bill Feveryear requested authorization to share ECR balance sheets with Finance Committee to assist in finance review.

**MOTION:** Bill Feveryear moved to approve ECR balance sheets being shared with ECR finance committee members for informational purposes, payroll information redacted. Bill Thomson second the motion and it was approved.

#### Rules Committee

Discussion to be held under New Business.

#### Outdoors Committee

Terry Nelson provided update on Outdoors Committee. It was reported that work-day organization and planning taking place, grounds cleanup to be the main priority.

#### IT Committee

Ashley Wilson reported that discussion was occurring between VRI management and ECR management on software integration of ECR website and owner record system. The ECR documents have been updated and loaded onto ECR website in the secure owner section for owner review as needed.

Land Use/Facilities

Robert Watson reported that the Land Use / Facilities committee has discussed updates to rain gutters on ECR lodge and inquired about having the ECR 'airport' property surveyed and appraised.

**IX. NEW BUSINESS**

A. Annual Meeting Materials

The Board was presented with samples of Board Candidate solicitation post-card and Annual Meeting Notice materials for review. ECR Board candidate resumes will be due August 5, 2024. Annual Meeting Notice prepped and mailed by mid-August.

B. Store Configuration

Bill Thomson addressed the Board regarding ECR store configuration. The Board took suggestions under advisement, no further action taken at this time.

C. Finance Committee Recommendations

The Finance Committee presented a draft of member survey for Board approval.

**MOTION:** Bill Thomson moved to approve finance committee to pursue distribution of member survey with final draft being approved by ECR Board prior to distribution. Bill Feveryear seconded the motion, and it was approved unanimously.

D. Memberships

Richard Johnson addressed the Board to request offering ECR memberships to ECR employees at discounted purchase price as incentive and a way to secure dues paying members.

**MOTION:** Ashley Wilson moved to approve the proposal to offer ECR employees employed for 1 full year at minimum an ECR membership with 33% discount off purchase of current market price. Bill Feveryear seconded the motion, and it was approved unanimously.

E. Proposed Rule Changes

Family Reunion Area (FRA) reservation and attached RV reservation.

**MOTION:** Ashley Wilson moved to approve the proposed rule change of attached RV reservation made when FRA reservation is made does not count against members limit of two (2) RV reservations on the books at a time. If the FRA reservation is cancelled, so is the attached RV reservation. The motion was seconded by Terry Nelson and approved unanimously.

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12.2.1 – Limit of two (2) pets per RV site or wilderness site.

**MOTION:** Cody Barnes moved to approve increase of two (2) pets per RV site or wilderness site to three (3) pets per RV site or wilderness site. Toni Noerring seconded the motion, and it was approved.

Robert Watson recommended reviewing the rule change after one (1) year to evaluate the effects of pet increase limit.

4.7 – Condo General Uses

A fire danger of lithium batteries in increasingly popular e-bikes / scooters has been identified.

**MOTION:** Cody Barnes moved to prohibit members and guests from storing or charging e-mobility devices inside of the condominium dwelling space. Toni Noerring seconded the motion. Robert Watson suggested an amendment to the motion as follows:

**MOTION:** Robert Watson moved to approve prohibiting all transportation vehicles with lithium batteries required to be stored outside of the condominium space (with exception to ADA vehicles) Toni Noerring seconded the motion and it was approved unanimously.

F. Bee Hives

**MOTION:** Ashley Wilson moved to approve one (1) year trial period of bee hives being housed on ECR property. Toni Noerring seconded the motion, and it was approved unanimously.

**X. PREVIOUS BUSINESS**

There was no Previous Business to discuss.

**XI. OTHER BUSINESS**

A. Action Item List

The Action Item List was provided for informational purposes.

B. ECR Board Member Terms

A summary of current ECR Board Member term limit expirations was provided for informational purposes.

C. Confirm Future Meeting Dates:

August 22, 2024- East Canyon Resort  
September 26, 2024 - East Canyon Resort Annual Meeting  
October 10, 2024 - East Canyon Resort

**APPROVED**

Toni Noerring will be excused from August 2024 Board meeting.  
Ashley Wilson will be excused from September 2024 Annual Meeting.

**XII. EXECUTIVE SESSION**

The Board went into Executive Session at 8:59 pm MT.

The Board resumed Regular Session at 10:11 pm MT.

**XIII. ADJOURNMENT**

The meeting adjourned at 10:12 pm MT.

DocuSigned by:  
  
By: \_\_\_\_\_ Date: 10/1/2024  
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Ashley Wilson, Secretary