

APPROVED

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
March 21, 2024

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:01 p.m. (MT) on Thursday, March 21, 2024 by Vice Chairperson Toni Noerring 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:

Cody Barnes, Board President
Toni Noerring, Board Vice Chairperson
Mark Christensen, Board Secretary
Bill Thomson, Director
Terry Nelson, Director
Ashley Wilson, Director

Excused Board Members:

Randy Upton, Board Chairman
Robert Watson, Board Director

VRI Americas and Resort Staff:

Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager (via Zoom video/teleconference)
Caitlin Postlethwait, VRI Administrative Assistant

Guests:

Wade Ross
Hans Noerring
Terry Tucker
Brent Wilson
Ash Jenkins
Approx. three (3) members joined via zoom/teleconference.

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. Minutes of February 22, 2024, Regular Meeting minutes

The Board reviewed the regular meeting minutes from February 22, 2024.

MOTION: Toni Noerring moved to approve the February 22, 2024 meeting minutes as presented. Motion was seconded by Terry Nelson and approved unanimously.

IV. MEMBER COMMENTS

There were no member comments.

V. 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 addressed the Board on on-site operations updates. Departmental updates provided relative to resort operations and upcoming events. It was reported that reservation calls to the resort will be recorded going forward for quality and training purposes.

2. Committee Reports

Finance Committee

The Finance Committee requested that ECR banking account signatories be updated as needed with appropriate Board members post the Annual Meeting. VRI management noted this as an assignment going forward.

Scott Olsen, member of ECR Finance Committee, gave a presentation on proposed investment goals for ECR. Discussion was held on strategies to maximize return with an acceptable level of risk.

MOTION: Bill Thomson moved to accept the recommendations of the ECR Finance Committee regarding investment strategies as best practices. Motion was seconded by Mark Christensen and approved unanimously.

Rules Committee - Discussion to be held under New Business.

Outdoors Committee - Discussion to be held under New Business.

IT Committee - No current report from the IT Committee.

Land Use/Facilities - The Land Use/Facilities Committee met recently and discussed the need for more documentation/signage on ECR property stating rules and regulations to prevent hearsay from member to member. Further proposals to be reviewed and presented to the Board in future meetings.

VI. NEW BUSINESS

A. Transformer Purchase and Service

Richard Johnson reported that it is necessary to replace a transformer as discussed in previous Board meetings. Richard advised that ECR management was advised previously that a transformer would be on backorder when ordered but the supplier has come up with a transformer available to purchase immediately at a cost of \$53,000. An additional transformer on ECR property can be serviced for \$3,000 to extend the life of the transformer.

MOTION: Ashley Wilson moved to approve ECR management purchasing a new transformer and have existing functioning transformers serviced totaling estimated cost of \$56,000. Motion was seconded by Terry Nelson and approved unanimously.

B. ECR Deck Review

The ECR Deck replacement proposals were tabled for Executive Session.

C. Rule Changes

The Rules Committee presented the following rule changes:

- 13.1.2 – Vehicle Inspections - add requirement that each vehicle requires no oil/gas leaks, must start at time of inspection, and spark arrester/fire extinguisher must be present on the vehicle.
- 13.2 – Vehicle must adhere to UT state law requirements
- 13.2.1 – strike from rule book

Fee Schedule changes were presented for review and approval.

MOTION: Cody Barnes moved to accept the rule changes as presented. Motion was seconded by Terry Nelson and approved unanimously.

D. Hunting Committee Recommendations

The Hunting Committee met and reviewed the previous reported information provided by wildlife biologist regarding deer and elk population statistics on property.

MOTION: Ashley Wilson moved to approve the Hunting Committee's recommendation to cancel deer hunting activity for the 2024 hunting season. Elk hunting will commence with an increase of 30 cow tags effective 2024. Motion was seconded by Cody Barnes and approved unanimously.

E. Gun Range Waiver

An updated gun range waiver was presented for review and approval.

APPROVED

MOTION: Terry Nelson moved to approve the gun range waiver as presented. Motion was seconded by Cody Barnes and approved unanimously.

F. Suggested Forfeitures

Management presented a list of proposed member accounts to forfeit. The accounts have completed the collection process as outlined in the adopted Assessment, Billing & Collection policy and remain unpaid.

The Board authorized ECR management to proceed with forfeiture of proposed delinquent memberships.

VII. EXECUTIVE SESSION

The Board went into Executive Session at 8:37 p.m. MT.
The Board resumed Regular Meeting at 9:49 p.m. MT.

The Board made a preliminary authorization on proposed deck improvement authorizing \$409,000 for the deck and concrete improvements pending an additional discussion, with majority approval from the Board, Bill Thomson opposed.

VIII. OTHER BUSINESS

A. Action Item List

The Action Item List was provided for informational purposes.

B. Confirm Future Meeting Dates:

- 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

IX. ADJOURNMENT

MOTION: Terry Nelson moved to adjourn the meeting at 9:50 p.m. MT. Motion was seconded by Cody Barnes and approved unanimously.

By:  Date: 10/1/2024
AD90C40620794DE...
 Mark Christensen, Secretary