

APPROVED

**EAST CANYON RESORT, INC.
REGULAR BOARD MEETING MINUTES
February 22, 2024**

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:02 PM (MT) on Thursday February 22, 2024, 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
Bill Thomson, Director
Terry Nelson, Director

Excused Board Members

Ashley Wilson, Director – Ashley Wilson proxy assigned to Cody Barnes for 2/22/2024 ECR Board meeting.

VRI Americas and Resort Staff:

Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager
Caitlin Postlethwait, VRI Administrative Assistant

Guests

Wade Ross
Hans Noerring
Terry Tucker
Janet Forrey
Franklin Forrey

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. Minutes of January 18, 2024, Regular Meeting minutes

The Board reviewed the regular meeting minutes from January 18, 2024. A correction was made to guests of the meeting list and biologist name spelling.

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MOTION: Toni Noerring moved to approve the January 18, 2024; meeting minutes as corrected. Terry Nelson seconded the motion, and it was approved.

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. January 2024 Financial Statement

The January 2024 financial statement was provided for informational purposes. The Board discussed large variance of propane costs, ECR management advised that cost of propane has fluctuated more than anticipated resulting in higher expense.

B. Delinquency Report

The ECR delinquency report was provided for informational purposes.

C. Inventory Sold

The ECR inventory sold report was provided for informational purposes.

MOTION: Toni Noerring moved to accept January 2024 financial statement and associated reports. Cody Barnes seconded the motion, and it was approved.

V. MEMBER COMMENTS

The meeting was opened for members in attendance in person as well as on Zoom video/teleconference to make comment. Discussion was held on ECR website having outdated information in relation to calendar. The Board meeting agenda distributed to members ahead of the meeting was not displaying correctly on iPhone, the IT committee was made aware and will work to fix for future agenda distribution. The Board was thanked for their time, effort and dedication to keeping the resort running. A suggestion was made to add an additional member comment section at the end of the meeting for members in attendance to provide feedback on the business conducted. An inquiry was made regarding status of Member ID card distribution and requirement of ECR members while on property, it was advised item of business to be discussed in New Business section of agenda.

VI. REPORTS

A. 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. It was reported that a replacement for the ECR Administrative Assistant role was obtained and is being trained on roles and responsibilities. The maintenance department is working on developing an updated emergency preparedness plan. The event center space has been updated to be utilized as a bridal suite as an additional add-on in wedding packages. The resort staff is preparing for spring and summer

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member activities to be held in the upcoming season. Discussion on front office area renovations, additional review between ECR management and maintenance staff to be done. Discussion held on equipment shack operations and updating quiet hours from 10PM-8AM to 11PM to 8PM. Additional discussion to be held in New Business.

B. Committee Reports

Finance Committee, Rules Committee, Outdoors Committee reports to be provided under New Business.

The IT Committee had no current report. The Facilities & Land Use Committee has met, working to recruit members and establish committee member roles and expectations.

VII. NEW BUSINESS

A. Audit Engagement Letter

The 2023-2024 audit engagement letter from Fitzgerald and Associates was presented for review.

MOTION: Mark Christensen moved to approve the audit engagement letter from Fitzgerald and Associates total cost of \$9000. Toni Noerring seconded the motion, and it was approved unanimously.

B. 2024 Hunts

The Outdoor Committee reviewed the recommendation from the DWR biologist report regarding the wildlife statistics affecting the 2024 hunting season. The Board was in agreement with Outdoor Committee recommendation to cancel the deer hunt for ECR resort in 2024. The cost of cow (elk) tags to be increased from \$25 to \$30.

Members inquired if ATV riding will still be allowed in RV park during allocated hunting days for hunts still taking place.

Additional reports to be provided by DWR biologist regarding elk population.

C. Rule Changes

Rule 4.1.24 Membership photo ID is required for any person checking into condominiums.

MOTION: Cody Barnes moved change verbiage to 'Government issued ID' in lieu of Membership photo ID.

Robert Watson made substitute motion:

MOTION: change verbiage to 'ECR Membership ID or government issued ID with photo'
Cody Barnes accepted substitute motion and it was seconded by Terry Nelson. The substitute motion was approved.

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Richard Johnson and Moriah Morgan addressed the Board regarding proposed changes to the sport court equipment check-out and reservations process. The management staff would like to install a cabinet to allow self-serve check out and implement a reservation policy change.

MOTION: Terry Nelson moved to approve the proposed motion in managers report regarding sport court equipment and reservation policy as written with the exception of ‘can reserve two (2) courts for two (2) hours for \$50 fee. The motion was approved.

Gaming courts and court equipment are on a first come-first serve basis. 1 Member can occupy two courts for 2 hours at a time with a reservation fee of \$50. This is a self-policed system, but areas are monitored by cameras and security and management can assist with any member disputes. Children under the age of 16 are always to be accompanied by an adult.

Rule 4.1.15 – quiet hours from 10 PM to 8 AM to 11 PM to 8 AM.

D. Wedding Package Review

Discussion was held regarding the wedding package proposal distributed to the Board. Resort management requested to close member reservations of the event center space from May 2025 to October 2025 to allow it to be used as bridal suite for planned weddings.

MOTION: Mark Christensen moved to approve closing member reservations of event center May 2025-October 2025 at resort management request. Toni Noerring seconded the motion, and it was approved.

E. 2024-2025 Budget Review / Capital Project Proposal

The Board held a discussion on proposed ECR 2024-2025 budgets.

MOTION: Mark Christensen moved to approve 7.4% overall increase proposed budget with re-allocation of increase amounts to 3.5% of 7.4% to operating and 3.9% contribution to reserve fund reflecting \$2,254,466 in operating fund and \$143,000 reserve fund, totaling \$2,397,466.

Cody Barnes made a substitute motion to include:

MOTION: eliminate cleaning fee of \$85 per stay for initial condominium stay per membership, implement an \$85 cleaning fee for each membership condominium stay after initial fiscal year use effective 2024-2025.

Mark Christensen accepted substitute motion, Cody Barnes seconded the motion, it was approved by majority. Two board members opposed (Ashley Wilson by proxy and Bill Thomson).

The proposed Capital Projects list for 2024-2025 was presented in the meeting packet for Board review. (see exhibit A)

MOTION: Mark Christensen moved to approve Capital Projects as listed. Toni Noerring seconded the motion, and it was approved. (Bill Thomson recused himself)

F. Maintenance Fee Mailing Items

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The Board reviewed 2024-2025 maintenance fee mailing items.

The Board approved the proposed 2024-2025 ACH form and will draft a President’s letter to be included.

MOTION: Mark Christensen moved to approve charging a 3% credit card processing fee to members paying assessments by debit/credit card. Toni Noerring seconded the motion, and it was approved.

The assessment, billing, and collection policy was approved with amendment to include 3% credit card processing fee.

VIII. PREVIOUS BUSINESS

A. Water Rights Engineer Contract

Richard Johnson reported that the water rights engineer had requested an updated agreement be signed between ECR and the firm due to the age of the original agreement. The updated contract was provided for informational purposes.

IX. OTHER BUSINESS

A. Action Item List

The Board Member Action Item List was provided for informational purposes.

B. Confirm Future Meeting Dates:

March 21, 2024 – Salt Lake County Government Center- Randy Upton and Cody Barnes to be excused.

May 23, 2024 – East Canyon Resort

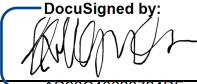
August 22, 2024- East Canyon Resort

September 26, 2024 - East Canyon Resort Annual Meeting

October 10, 2024 - East Canyon Resort

X. ADJOURNMENT

MOTION: Toni Noerring moved to adjourn the meeting at 9:22PM MT. The motion was seconded by Mark Christesen and approved unanimously.

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