

APPROVED

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
August 22, 2024

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:00 p.m. (MT) on Thursday, August 22, 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 (via teleconference)
Randy Upton, Board Chairman
Bill Feveryear, Director
Bill Thomson, Director
Terry Nelson, Director
Ashley Wilson, Director
Robert Watson, Director

Excused Board Members:

Toni Noerring, Board Vice Chairperson

VRI Americas and Resort Staff:

Richard Johnson, ECR General Manager
Moriah Morgan, ECR Assistant General Manager
Caitlin Postlethwait, Administration / Association Governance

Guests:

Brad Wilson
John Milano
Brent Stringham
Judy White
Izaiah White
Samantha Cruzer
Diane WeWee

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. Minutes of May 23, 2024, Regular Meeting minutes

The Board reviewed the regular meeting minutes from May 23, 2024.

MOTION: Ashley Wilson moved to approve the May 23, 2024; meeting minutes as presented. Motion was seconded by Terry Nelson and approved unanimously.

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IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. Financial Statement June 2024

The Board reviewed the June 2024 financial statements. Variances noted such as less revenue from member fines and condo cleaning.

MOTION: Robert Watson moved to accept the June 2024 statements as presented. The motion was seconded by Bill Feveryear and approved unanimously.

B. Delinquency Report

The delinquency report was provided for informational purposes. Richard Johnson requested approval from the Board to introduce an alternative format of delinquency report for future meetings, the updated format was reviewed by the Board.

C. Inventory Sold

The inventory sold report was provided for informational purposes.

V. MEMBER COMMENTS

Members in attendance were invited to make general comments to the Board. The Board took under advisement the comments made regarding condominium cleanliness, lack of winter activities, and RV grounds maintenance. Discussion on how members can best alert resort staff to member rule violations, members were instructed to reach out to store staff, security staff, or resort management.

VI. REPORTS

1. VRI Management

a) Manager's Report

Richard Johnson, Resort General Manager and Moriah Morgan Resort Assistant General Manager gave current ECR Manager's Report summarizing departmental updates. It was reported that housekeeping continues to experience understaffing as a result of seasonal employees leaving at the end of summer. Resort management continues to canvass for employees to staff the resort.

b) Resort Reports

i. Comment Cards

Resort Comment cards were provided for informational purposes.

2. Committee Reports

Finance Committee

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Bill Feveryear reported that Finance Committee meeting regularly discussing best practices on ECR budget preparation and review for future fiscal years, updating investment strategy and practices, and canvassing for additional committee members.

Rules Committee

Terry Nelson reported that ECR management team and Rules committee are working together to address rule related issues at East Canyon Resort.

Outdoors Committee

The Outdoors Committee reported that hunting packets are in process of being prepared for the 2024 hunting season. It was reported that committee members expressed frustration with member turnout for resort workdays. Committee brainstorming solutions to incentive member participation in workdays.

IT Committee

Ashley Wilson reported that hunting member database is a work in progress. It was reported that equipment suggestions were made to the ECR finance committee to make zoom meetings more efficient with respect to audio and visual capabilities.

Land Use/Facilities

Robert Watson reported that the secretary of the committee had resigned, canvassing for additional members. Discussion held regarding long-term parking updates, condominium housekeeping issues, camp site clean-up, and assisting with organizing and incentivizing member participation in resort workdays.

VII. NEW BUSINESS

A. Elk Hunt- Gun Range Open – Moose Hunt

The discussion was tabled.

B. Bonus Time Fee Waiver – Non Hunting Member Work Day Contribution

The Board discussed ways to incentivize non hunting members to participate in resort workdays. The discussion was tabled to the Outdoors Committee for further review.

C. Member Survey

The Board discussed preparing a final version of ECR Member Survey. ECR Committees were invited to submit questions to the Finance Committee to be included in survey, requested by September 10, 2024.

MOTION: Bill Feveryear moved to produce a final version of member survey for review and approval via email by September 26, 2024. The survey will be distributed by resort

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management via email and posted on ECR website tentatively by October 1, 2024. The motion was seconded by Terry Nelson and approved unanimously.

Bill Thomson commended the Bill Feveryear and the Finance Committee for their efforts to produce and distribute the member survey with input from the Board and other committee members.

VIII. PREVIOUS BUSINESS

There was no Previous Business to discuss.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates:

September 26, 2024 - East Canyon Resort Annual Meeting

October 10, 2024 - East Canyon Resort

Ashley Wilson will be excused from September 2024 Annual Meeting.

X. EXECUTIVE SESSION

The Board went into Executive Session at 7:56 pm MT.

The Board resumed Regular Session at 8:27 pm MT.


Discussion held on membership sales and VRI management working to produce occupancy reports for future Board meetings.

The Board went into Executive Session at 8:42 pm MT.

The Board resumed Regular Session at 9:30 pm MT.

XI. ADJOURNMENT

The meeting adjourned at 9:30 pm MT.

DocuSigned by:

By: _____ Date: 12/16/2024
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Ashley Wilson, Secretary