

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, June 4, 2026

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:05 p.m. (MT) by Board Vice Chairman Terry Nelson 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, President
Randy Upton, Chairman (via Zoom)
Terry Nelson, Vice Chairman
Korey VanCott, Secretary
Bill Feveryear, Director
Robert Watson, Director
Blake Housley, Director (Absent)
John Milano, Director
Toni Noerring, Director

Capital Vacations Management Representatives:

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

II. REVIEW OF AGENDA

The agenda was approved.

III. REVIEW OF PREVIOUS MEETING MINUTES

- A. Minutes of April 23, 2026 Regular Meeting
- B. Minutes of March 26, 2026 Regular Meeting

The board reviewed the minutes and postponed the approval of the April 23, 2026 Minutes. After some discussion the following motion was made:

MOTION: Toni Noerring moved to approve the March 26, 2026, as presented. Cody Barnes seconded the motion and was approved.

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

- A. April 2026 Financial Statement

The April 2026 Financial Statement was distributed to the Board ahead of the meeting and reviewed.

B. Delinquency Report

The delinquency report was provided for informational purposes. The March 2026 delinquency rate is 14.8%.

C. Inventory Sold Report

The inventory sold report was provided for informational purposes.

A summary of Comment Card scores from Mobius was provided for review. Comment Cards received were sent to Board members separately for review.

V. MEMBER COMMENTS

Owners made comments and gave feedback to the board and management.

VI. REPORTS

A. Capital Vacations Management

a) Manager's Report

Richard Johnson updated the board on the progress of reserve projects and each department. He recommended to the board again that they do not record board meetings.

b) Resort Reports

i. Comment Cards

A summary was provided from Mobius of all comment cards received through the Mobius platform. Comment cards were emailed to the Board separately for review.

B. Committee Reports

a) Finance Committee

Bill Feveryear gave an update on current Finance Committee status. The Finance Committee reported they met last week with light attendance. It was discussed that Richard is working with accounting to understand wedding profit and loss. The finance committee has also discussed first right of refusal but no recommendation at this time. A discussion has been held in the past for access fee for cyclists (annual pass) discussions are still in progress. A question was posed for Young Powersports for ATV rentals there is an idea to go to Trax powersports. Additional discussion to be held when more information available.

b) Rules Committee

Toni Noerring gave an update on current Rules Committee status. Further discussion regarding hot tub age rule to be discussed under New Business.

c) Outdoors Committee

Terry Nelson gave an update on current Outdoors Committee status. The Outdoors Committee reported 29 members were in attendance between the Outdoors and Land Use Committee's. Hunt applications are open, 541 applications are in progress.

d) IT Committee

Korey VanCott gave an update on current IT Committee status. The IT Committee reported it has not met, but are providing assistance with ECR hunting applications.

e) Land Use Committee

Terry Nelson gave an update on the current Land Use Committee status.

VII. NEW BUSINESS

A. ECR 2026 Annual Meeting Mailing*

The Board was presented with drafts of the Annual Meeting Notice and Proxy, and Board Candidate solicitation mailings. There are three (3) seats up for election.

MOTION: Bill Feveryear moved to approve the Board Candidate solicitation and Annual Meeting Notice and Proxy as presented. Toni Noerring seconded the motion and was approved.

B. Hot Tub Age Rules

Discussion held on hot tub age rules. After some discussion the following motion was made:

MOTION: John Milano moved to follow the state law of no one under the age of 5 in the hot tub and no one under the age of 14 in the hot tub without adult supervision. Cody Barnes seconded the motion and was approved.

C. Statement of Work Discussion

Discussion held among the Board regarding proposal(s) from Board member John Milano regarding Capital Reserve Improvement project related work.

APPROVED

MOTION: John Milano moves that a statement of work or SOW is required for any work that requires a bid. The motion was not seconded and was not approved.

MOTION: John Milano moved that at least three bids are required for any project or activity that requires funds in excess of five thousand dollars. The motion was not seconded and was not approved.

MOTION: John Milano moved that the Facilities and Land Use Committee, in conjunction with East Canyon Resort management team prepare the statement of work for any bid that is required before submission to the Board for approval. Any project or activity requiring a bid that is not in the preview of the Facilities and Land Use Committee and requires a Statement of Work that Statement of Work will be prepared by the East Canyon Resort Board of Directors. The motion was not seconded and was not approved.

MOTION: Jon Milano moves that a statement of work describes the project or activity in general terms as to what is to be accomplished and expected at the completion of the project or activity. The SOW will include, in detail, what the project or activity requires to be done, which includes the date and time that the bid response is due, the qualifications of the bidder with appropriate references. The details of the SOW will vary based on the project or activity being bid but at the very least will include a required date for project completion with a description of the tasks to be completed along with the quality of the proposed products being used with both product and workmanship guarantees. The motion was not seconded and was not approved.

VIII. PREVIOUS BUSINESS

There was no Previous Business to discuss.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates

Future Meeting Dates were provided for informational purposes and are as follows:

Thursday, August 27, 2026, 5:30 p.m. MT – East Canyon Resort

Wednesday, September 23, 2026 7:00 p.m. ANNUAL East Canyon Resort

Thursday, October 8, 2026, 5:30 p.m. Zoom Video/Teleconference

Thursday, November 12, 2026, 5:30 p.m. – Salt Lake County Government Center

Thursday, December 10, 2026, 5:30 p.m. – Salt Lake County Government Center

B. Executive Session

MOTION: Toni Noerring moved to go into executive session at 8:28 p.m. MT. Korey VanCott seconded the motion and was approved.

MOTION: Toni Noerring moved to come out of executive session at 8:38 p.m. MT. Korey VanCott seconded the motion and was approved.

X. ADJOURNMENT

The meeting was adjourned at 8:39 p.m. MT.

By: _____
Korey VanCott, Secretary

Date: _____