

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
Tuesday, July 28, 2026

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 8:04 p.m. MT by Board Chairman Randy Upton via Zoom video/teleconference. A quorum was present to conduct business. The following persons participated in the meeting:

Board Members:

Cody Barnes, President
Randy Upton, Chairman
Terry Nelson, Vice Chairman
Korey VanCott, Secretary
Bill Feveryear, Director
Robert Watson, Director
Blake Housley, Director
John Milano, Director
Toni Noerring, Director

Capital Vacations Management Representatives:

Richard Johnson, ECR General Manager

II. NEW BUSINESS

A. Water Spring Development Proposals

The Board discussed the proposals for the water spring development project. The Board discussed a special assessment to pay for the water spring development. After much discussion the following motion was made:

MOTION: Cody Barnes moved to accept the proposal from Non-Typical Excavation, LLC total cost of \$473,835.00 for water spring development. This expense will be paid for by a special assessment to the owners over a three year period. Toni Noerring seconded the motion and was approved by majority.

III. EXECUTIVE SESSION

MOTION: Toni Noerring moved to go into Executive Session at 9:25 p.m. mt to discuss response to litigation. Blake Housley seconded the motion and was approved by majority.

IV. OTHER BUSINESS

A. Confirm Future Meeting Dates

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

APPROVED

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
Thursday, January 21, 2027, 5:30 p.m. – Salt Lake County Government Center
Thursday, February 25, 2027, 5:30 p.m. – Salt Lake County Government Center
Thursday, March 25, 2027, 5:30 p.m. – Salt Lake County Government Center
Thursday, May 27, 2027, 5:30 p.m. – East Canyon Resort
Thursday, August 26, 2027, 5:30 p.m. – East Canyon Resort
Thursday, September 23, 2027 – 7:00 p.m. – Annual Meeting – East Canyon Resort
Thursday, October 14, 2027, 5:30 p.m. – Organizational Meeting – Zoom
Thursday, November 11, 2027, 5:30 p.m. – Salt Lake County Government Center
Thursday, December 9, 2027, 5:30 p.m. – Salt Lake County Government Center

V. ADJOURNMENT

The meeting was adjourned at 9:25 p.m. MT.

By: _____
Korey VanCott, Secretary

Date: _____