

EAST CANYON RESORT, INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, March 26, 2026

I. WELCOME AND DETERMINATION OF QUORUM

The meeting was called to order at 6:05 p.m. (MT) by Board Chairman Randy Upton at the Salt Lake County Government Center in Salt Lake City, UT. 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-by Zoom
Toni Noerring, Director

Capital Vacations Management Representatives:

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

Members Present:

Hans Noerring
Brandi Vancott
Shirley Heninger
Bill Thompson
Jebb Bruce
Lesley Bruce
Abby Housley
Wade Ross
Kyle Allaire
Kolby Layton – via zoom
Kirk Hamilton

II. REVIEW OF AGENDA

The agenda was approved with changes.

III. REVIEW OF PREVIOUS MEETING MINUTES

A. Minutes of February 26, 2026 Board Meeting

MOTION: Toni Noerring moved to approve the February 26, 2026 as presented. Motion was seconded by Korey VanCott and approved unanimously.

IV. REVIEW OF ECR MONTHLY FINANCIAL STATEMENT

A. January 2026 Financial Statement

The January 2026 Financial Statement was included in the Board packet for review.

B. Delinquency Report

The delinquency report was provided for informational purposes. The March 2026 delinquency rate is 6.4 %.

C. Inventory Sold Report

The inventory sold report was provided for informational purposes.

V. MEMBER COMMENTS

ECR member comments included Bill Thompson comments regarding upgrades to the bath houses, Kyle Allaire commented on the hunting waiting period and Abby Housley commented on getting owner feedback.

VI. REPORTS

A. VRI Management

a) Manager's Report

Richard Johnson updated the board on the success of hiring staff for the summer, opening some of the resort amenities early because of the good weather. The staff is preparing for the next workday and Axcil is in the process of acquiring bids.

b) Resort Reports

i. Comment Cards

The board reviewed and discussed the comment cards.

B. Committee Reports

a) Finance Committee

Bill Feveryear from the Finance Committee reported that the finance committee discussed several topics including RV bonus time fees, developed area RV guest spot fees, wilderness guest RV spot fees, member-based employee incentive/recognition program, prioritizing reserve projects and motions that they would like to discuss in new business.

b) Rules Committee

Toni Noerring of the Rules Committee reported that Abby Hously will be the Chairman of the Rules Committee. The rules committee has motions that they would like to discuss in new business.

c) Outdoors Committee

Terry Nelson of the Outdoors Committee reported that the committee has been discussing several topics including hunting regulations for the upcoming hunts and organizing workdays. The Outdoor committee has items to discuss in new business.

d) IT Committee

Kory VanCott of the IT Committee reported that the committee is working on several different projects including online reservations, improved communication with the owners and other possible upgrades to the current systems.

e) Land Use Committee

Blake Housley of the Land Use Committee reported that the committee has been working with staff to acquire bids for the reserve projects, working with staff and making assignments for the upcoming workdays. The land use committee will be working with the outdoor committee to assign leaders for each workday project.

VII. NEW BUSINESS

A. Restroom Remodel

Blake Housley with the Land Use committee engaged a vendor Brett from Stone Passion for a demonstration of a product for the remodel proposal. Brett gave a demonstration of his product to the board. The board discussed the product and asked for a proposal.

B. Executive Session

MOTION: Toni Noerring moved to enter executive session at 7:15 to discuss a ticket appeal. The motion was seconded by Kody VanCott and passed unanimously.

MOTION: Terry Nelson moved to return to regular meeting at 7:25. The motion was seconded by Kody VanCott and passed unanimously.

C. Rule Book Updates

Bill Feveryear proposed three changes to the rule book. After much discussion the following motions were made:

MOTION: Bill Feveryear moved to have 6.12 read – RV Park Bonus Time (members only) cost \$20.00 per night Thursday, Friday and Saturday nights and \$10.00 per night from Sunday to Wednesday nights. Terry Nelson seconded the motion and was approved unanimously.

MOTION: Bill Feveryear moved to have 10.3 read – Developed Area RV Guest Spot- \$50 per night on Thursday, Friday and Saturday nights and \$30 per night on Sunday through Wednesday nights. The motion was seconded by Kody VanCott and was approved unanimously.

MOTION: Bill Feveryear Moved to have 10.6 read – Wilderness Guest RV Spot- \$25.00 per night. The Motion was seconded by Toni Noerring and was approved unanimously.

D. Rules Committee Recommendations

Toni Noerring proposed a number of changes from the Rules Committee. After much discussion the following motions were made:

MOTION: Toni Noerring moved to change Appendix A 5.1.10 to read- Late Cancellation of regular time \$100.00, on the 2nd offence suspension of reservation for 30 days, Holiday Cancellation add \$50.00. The motion was seconded by Cody Barnes and passed unanimously.

MOTION: Toni Noerring moved to change rule 6.6 No Show- Failure to check in or occupy a reserved RV park site by the first day of the reservation, unless 1) approved by the manager or designee for a late arrival and 2) the member is checked in by 8:00 am the following morning. All other reservations will be cancelled and a No Show fee will be assessed. See Appendix A for penalty. The motion was seconded by Cody Barnes and approved unanimously.

MOTION: Toni Noerring moved to changes Rule 6.12 RV Park Bonus Time to read- If a member has two (2) advance reservations and wants to get an RV spot using Bonus Time, a reservation can be made up to 5 days in advance and the for no more than three (3) days in length and is subject to the RV park bonus time fee. RV Park Bonus Time cannot be given away and a guest reservation may not be made during an RV Park Bonus time stay. See Appendix B for Fee. The motion was seconded by Blake Housley and approved unanimously.

MOTION: Toni Noerring moved to change to 8.5 to read -Special Events- Social and Special Events are to be book in a designated Special Event area. The motion was seconded by Blake Housley and approved unanimously.

MOTION: Toni Noerring moved to change rule 10.3 to read – Five Day Advanced Reservation- A Member in Good Standing with RV use may make a five-day advanced reservation for a guest to use the RV park Sit for up to three (3) nights. The member must occupy an RV Park Site or a Condo while the Guest occupies that RV Park Site. An RV Park Site guest daily fee for each day of the reservation must be paid at the beginning of the occupancy. See Appendix B for fee. Blake Housely seconded the motion and was approved unanimously.

MOTION:: Toni Noerring moved to add rule 13.3.3 Mobility Impaired Access- OHV/ATV/UTV may be driven and parked within ECR with approved Mobility Impaired waver and identifying tag. OHV/ATV/UTV / must pass the ECR inspections outlined on 13.1.2. Users must adhere to the Utah State OHV/ATV/UTV laws. The motion was seconded by Blake Housley and approved unanimously.

E. Hunting Regulations

Terry Nelson proposed several changes to the hunting regulations. After much discussion the following motions were made:

MOTION: Terry Nelson moved to continue the two-year waiting period for new owners with the following Exception: A new member referred to by an immediate family member who has been a member for at least two years and is eligible to hunt will have a one-year waiting period. The August 1st rule will still apply. The motion was seconded by Blake Housley and was not approved.

MOTION: Terry Nelson moved to amend the cougar hunting rule to allow cougar hunting above Druby campground after December 1st. The motion was seconded by Toni Noerring and approved unanimously.

VIII. PREVIOUS BUSINESS

A. East Canyon Resort Fifth Restated Bylaws

Item was tabled until May 2026 Board meeting.

IX. OTHER BUSINESS

A. Confirm Future Meeting Dates

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

Thursday, May 28, 2026, 5:30 p.m. MT – East Canyon Resort

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 9:48 p.m. MT. Terry Nelson seconded the motion and it was approved unanimously.

MOTION: Robert Watson moved to resume regular session at 10:12 p.m. MT. Terry Nelson seconded the motion and approved unanimously.
Discussion held on land.

X. ADJOURNMENT

The meeting was adjourned at 10:15 p.m. MT.

By: _____
Korey VanCott, Secretary

Date: _____