

**MINUTES
GRAPEVINE WASH BASIC LOCAL DISTRICT
BOARD MEETING**

**HELD ON June 12, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600 S.,
SUITE B-200, ST. GEORGE, UTAH 84770
AT 1:00 P.M.**

MEMBERS PRESENT: Dick Miller, (zoom); Tracy Belliston, (zoom); Jon Michael Richer (zoom); Paul Morris (zoom); Brett Warby (zoom) Michael Wagstaff (zoom); Jeff Deus (zoom); Brecken & Davis Anderson (zoom); Benj Becker, Piper Sandler (zoom); James Monson (zoom); Maria Mamaril (zoom); Michael Hassey (zoom); Lance (zoom)

ALSO PRESENT: Matt Ence District Counsel, (zoom); Adam Daly, (zoom); Aaron Wade, & Randy Larsen Gilmore and Bell (zoom); Michael Jensen, (zoom) & Jennifer Gowans.

A. Call to Order

The meeting convened at 1:06pm.

B. Public Comment

No one is present to comment from the public.

C. Preliminary Action Items

1. Appointment of District officers

- a. Consider Appointing Michael Jensen, of Snow Jensen & Reece, PC, as the District Clerk/Secretary and Records Officer
- b. Consider approval of engagement agreement with Land Assist, LLC, for administrative services, and appointing Paul Morris, principal of Land Assist, LLC, to serve as Executive Director of the District for as long as the agreement remains in effect
- c. Consider appointing District Chair and District Vice-chair/Treasurer

Matt Ence explains the requirements for each officer position and introduces Michael Jensen to the group. Then asks the board for nominations for each officer position. Richard Miller nominates Jon Richter as the District Chair; Jon Richter nominates Richard Miller as the District Vice Chair / Treasurer and Michael Jensen as the Clerk / Secretary and Paul Morris as the Executive Director.

Jon Richter motions to approve the appointments of the District Officers as previously mentioned.

Richard Miller seconds the motion.

All trustees present voted in favor and the appointment of Officers.

D. Consent Items

E. Action Items

- 1. Consider approval of Resolution 2024-01, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE GRAPEVINE WASH LOCAL DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE FOR THE GRAPEVINE WASH ASSESSMENT AREA NO. 1 (THE “ASSESSMENT AREA”), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN ASSESSMENT ORDINANCE FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.**

Matt Ence explains Resolution 2024-01 briefly and the items it covers to get the 60day clock started. Paul Morris asks the board to consider another meeting date after review of the documents. Jon Richter requests June 24th for the next meeting date.

Aaron Wade takes the board through the authorizing Resolution 2024-01 in greater detail and explains the three documents to be signed, the purpose of each within this resolution along with the time frame for getting the bonds issued.

Matt Ence offers the afternoon of the 24th or 25th for the next meeting.

Jon Richter motions to table Resolution 2024-01 to the next meeting.

Tracy Bellston seconded the motion.

All trustees present voted in favor and the Resolution will be addressed at the next meeting.

- 2. Consider approval of Resolution 2024-02, a Resolution calling for an election of Trustees to serve on the Board of the District, pursuant to Utah Code §17B-1-30 (15); setting the election date and deadline for nominations; approving the form of notice of elections and board nominating form, setting the deadline for nominations and the date of the election, and related matters.**

Matt Ence explains in greater detail the code and process requirements for the election by the property owners.

Jon Richter motions to approve Resolution 2024-02.

Richard Miller seconds the motion.

All trustees present voted in favor and the resolution passed.

F. Administrative Non-Action Items

G. Other Items From Board Members

1. Discussion of any other items at the request of Board members.

There is nothing further from the board.

H. Adjourn

Richard Miller moves to adjourn.

Tracy Bellston seconds the motion.

All trustees present voted in favor of approval of adjournment of the meeting.



Michael Jensen, District Clerk

Approval Date: 06/28/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER
F5BCDBB1-07F3-49C5-9367-E2D98CA5998A

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number F5BCDBB1-07F3-49C5-9367-E2D98CA5998A	Document Name GVBLD 2024 06 12 Minutes DRAFT
Transaction Type Signature Request	Filename GVBLD_2024_06_12_Minutes_DRAFT.docx
Sent At 06/28/2024 08:14 MST	Pages 3 pages
Executed At 06/28/2024 09:46 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 38.2 KB
Distribution Method email	Original Checksum bd611436f9ab8b85f42699d50edc8a50e11ec5a61f5d1de18479180d87aff598
Signed Checksum 4049ed9f4b9eebb29c524a1de371c2c26f30ed13e725f5853a8d91d6dafd2b88	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Michael Jensen	Status signed	Viewed At 06/28/2024 09:46 MST
Email mjensen@snowjensen.com	Multi-factor Digital Fingerprint Checksum 8475b0129359feb1bdf4a52d5ee043228a1cede0edb18695701f750cc7fb777b	Identity Authenticated At 06/28/2024 09:46 MST
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	Device Microsoft Edge via Windows	
	Drawn Signature 	
	Signature Reference ID 2D43836D	
	Signature Biometric Count 6	

AUDITS

TIMESTAMP	AUDIT
06/28/2024 08:14 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'GVBLD_2024_06_12_Minutes_DRAFT.docx' on Chrome via Windows from 208.117.120.90.
06/28/2024 08:14 MST	Michael Jensen (mjensen@snowjensen.com) was emailed a link to sign.
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