

MINUTES
Wood Ranch Public Infrastructure District
Board Meeting

HELD ON MAY 22, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600 S.,
SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:30 A.M.

MEMBERS PRESENT: Kevin Anglesey, (zoom); Scott Kaufmann, (zoom); Gary Langston, (zoom); Peter Gamvroulas, (zoom) Rachel McIllece, (zoom)

ALSO PRESENT: Matt Ence District Counsel, (zoom); Aaron Wade & Adam Daly, – Gilmore and Bell (zoom); Michael Jensen, (zoom) & Jennifer Gowans – Snow Jensen & Reese. Shelby Clymer & David Hutchison - CLA (zoom); Connie Gonzalez – DA Davidson, (zoom)

Excused:

A. Call to Order

The meeting convened at 9:35am.

B. Public Comment

No one is present to comment from the public.

C. Consent Items

1. Consider approval of the Meeting Minutes from April 24th, 2024.

Gary Langston moves to approve the meeting minutes for April 24th, 2024.

Rachel McIllece seconds the motion.

All trustees present voted in favor and the motion passed.

D. Action Items

- 1. Consider approval of Resolution 2024-05: A Resolution of the Board of Trustees of the Wood Ranch Public Infrastructure District (The “District”), Authorizing the issuance and sale of the issuance of the Districts Special assessment Bonds, Series 2024 (Wood Ranch Assessment Area NO. 1) (The “Series 2024 Bonds”) In The Aggregate principal amount of not to exceed \$24,641,000; Fixing the maximum principal amount of the Series 2024 Bonds, the maximum number of years over which the Series 2024 Bonds may mature, the maximum interest rate which the Series 2024 Bonds may bear, and the maximum discount from par at which the Series 2024 Bonds may be sold; Delegating to certain officers of the District the authority to approve the final terms and provisions of the Series**

2024 Bonds within the parameters set forth herein; Authorizing the execution by the District of an Indenture of Trust and Pledge, a Preliminary Limited Offering Memorandum, a Limited Offering Memorandum, a bond purchase agreement, a continuing disclosure agreement, and other documents required in connection therewith; Authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; providing for a posting of a notice of Bonds to be issued; and related matters.

Aaron Wade explains in detail the resolution and the associated documentation to be signed by board members.

Kevin Anglesey joins the meeting at 9:41am.

Gary Langston motions to approve Resolution 2024-05.

Rachel McIllece seconds the motion.

All trustees present voted in favor and the motion passed.

- 2. Consider approval of the Infrastructure Acquisition and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign.**
- 3. Consider approval of the Funding and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign.**

Matt Ence explains in detail the intent of these agreements and the need for formal action to be taken by the board.

Scott Kaufmann motions to approve Infrastructure Acquisition and Reimbursement Agreement as well as the Funding and Reimbursement Agreement.

Peter Gamvroulas seconds the motion.

All trustees present voted in favor and the motion passed.

- 4. Consider approval of the tentative budget for 2024 as proposed by CLA.**

Shelby Clymer takes the board through the tentative budget for 2024.

Scott Kaufmann motions to accept the tentative budget for 2024.

Kevin Anglesey seconds the motion.

All trustees present voted in favor and the motion passed.

D. Administrative Non-Action Items

E. Adjourn

Scott Kaufmann makes a motion to adjourn.

Rachel McIllece seconds the motion.

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

Rachel McIllece

Rachel McIllece, District Clerk

Approval Date: 08/06/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER
217C1098-C7D9-4A2A-A267-DDAC72746BE5

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 217C1098-C7D9-4A2A-A267-DDAC72746BE5	Document Name WRPID 2024 05 22 Minutes
Transaction Type Signature Request	Filename WRPID_2024_05_22_Minutes.docx
Sent At 08/06/2024 16:29 MST	Pages 3 pages
Executed At 08/06/2024 17:24 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 37.6 KB
Distribution Method email	Original Checksum 14c8eda0dd8f9acac48d7414a8a392dc79c96a476f5bc0ca60c8efdb5a5ff403
Signed Checksum 319d669d452c25edf514c875e7c690993a6a6bdd5f30a0e2e12a5adc8294f227	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Rachel McIllece	Status signed	Viewed At 08/06/2024 17:23 MST
Email rachel@thirdcadence.com	Multi-factor Digital Fingerprint Checksum 46137b8d8637f7a7945e6148c2cd75f723802ee49b84284eada4d8d579fa89b4	Identity Authenticated At 08/06/2024 17:24 MST
Components 2	IP Address 184.155.74.134	Signed At 08/06/2024 17:24 MST
	Device Microsoft Edge via Windows	
	Typed Signature 	
	Signature Reference ID 7E41EA64	

AUDITS

TIMESTAMP	AUDIT
08/06/2024 16:29 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'WRPID_2024_05_22_Minutes.docx' on Chrome via Windows from 208.117.120.90.
08/06/2024 16:29 MST	Rachel McIllece (rachel@thirdcadence.com) was emailed a link to sign.
08/06/2024 17:23 MST	Rachel McIllece (rachel@thirdcadence.com) viewed the document on Microsoft Edge via Windows from 184.155.74.134.
08/06/2024 17:24 MST	Rachel McIllece (rachel@thirdcadence.com) authenticated via email on Microsoft Edge via Windows from 184.155.74.134.
08/06/2024 17:24 MST	Rachel McIllece (rachel@thirdcadence.com) signed the document on Microsoft Edge via Windows from 184.155.74.134.