

**MINUTES
POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT
BOARD MEETING**

**HELD ON AUGUST 19, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600
S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:00 A.M.**

MEMBERS PRESENT: Seth Robertson (via zoom); Walker Wood, (via zoom); Holton Hunsaker, as of 9:18am (via zoom)

ALSO PRESENT: Matthew J. Ence, district counsel, Michael Jensen, (via zoom) Adam Daly (via zoom) Jari Carlton Cannon (via zoom) Tracy Shafon (via zoom) & Jennifer Gowans

A. Call to Order

The meeting convened at 9:05am.

B. Public Comment

No one is present to comment from the public.

C. Preliminary Non-Action Items

1. Consider approval of the draft minutes from the board meeting held June 26, 2024.

Seth Robertson motions to approve the meeting minutes from June 26, 2024.

Walker Wood seconds the motion.

All trustees present voted in favor and the motion passed.

D. Action Items

1. CONSIDER RESOLUTION NO. 2024-06 A Resolution of the Board of Trustees of Pointe West Public Infrastructure District to certify a Petition for Withdrawal of approximately 19.01 acres from the District; Authorizing the Plat and other Documents in connection.

Matthew Ence takes the board through Resolution 2024-06: A resolution adopting rules of order for Pointe West PID.

Seth Robertson questions the needed signatures for the property owners. Clarification of the PID boundaries and the area to be withdrawn are reviewed. 19 of the lots included in the presented withdrawal were not included in the original PID boundary. This will need to be corrected.

Seth Robertson motions approve Resolution 2024-06 subject to revision of the Plat and Petition as discussed.

Walker Wood seconds the motion.

All trustees present voted in favor and the motion passed.

2. CONSIDER RESOLUTION NO. 2024-07 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”), AUTHORIZING THE ISSUANCE AND SALE OF THE ISSUANCE OF THE DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2024 (POINTE WEST ASSESSMENT AREA NO. 1) (THE “SERIES 2024 BONDS”) IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,090,000; 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, A COMPLETION AGREEMENT, A COLLATERAL ASSIGNMENT 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.

Adam Daly takes the board through Resolution 2024-07: To consider approval of the resolution and all documents previously mentioned to be signed by the Pointe West PID board members.

Seth Robertson moves to approve Resolution 2024-07.

Walker Wood seconds the motion.

All trustees present voted in favor and Resolution 2024-07 passed.

Holton Hunsaker joins the meeting at 9:18am

3. Consider approval of the Infrastructure Acquisition and Reimbursement Agreement between the District and Developer and authorize the District Chair

to sign.

Matthew Ence takes the board through Resolution 2024-03: A resolution adopting District Bylaws, including ethics and fraud prevention policies for Pointe West PID.

Seth Robertson moves approve Infrastructure Acquisition and Reimbursement Agreement.

Walker Wood seconds the motion.

All trustees present voted in favor and the Infrastructure Acquisition and Reimbursement Agreement passed.

4. Consider approval of the Funding and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign.

Matthew Ence takes the board through the Funding and Reimbursement Agreement: between the District and Developer and asks for authorization of the Pointe West PID Chair to sign.

Seth Robertson moves approve Funding and Reimbursement Agreement.

Walker Wood seconds the motion.

All trustees present voted in favor and the Reimbursement Agreement passed.

E. Administrative Non-Action Items

F. Adjourn

Seth Robertson moves to adjourn.

Walker Wood seconds the motion.

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



Seth Robertson, District Clerk

Approval Date: 09/30/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER

33F96E69-9226-4C39-AADA-EC3EF7495018

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 33F96E69-9226-4C39-AADA-EC3EF7495018	Document Name PWPID 2024 08 19 Minutes
Transaction Type Signature Request	Filename PWPID_2024_08_19_Minutes.docx
Sent At 09/27/2024 14:42 MST	Pages 3 pages
Executed At 09/30/2024 07:44 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 38.9 KB
Distribution Method email	Original Checksum dc6f360cca87f511dd654ea101c347d4aeb6760019ddf0a1b132146914b9f072
Signed Checksum 24d09a05ea7825c0908621fc15a55b460f68f9753ee849265e640bd8a47c3837	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Seth Robertson	Status signed	Viewed At 09/30/2024 07:42 MST
Email seth@cw.land	Multi-factor Digital Fingerprint Checksum 43aa2d0406388701e447635a5193173d0d9103125e1371cc7c3093df84d9c529	Identity Authenticated At 09/30/2024 07:44 MST
Components 2	IP Address 97.75.160.18	Signed At 09/30/2024 07:44 MST
	Device Microsoft Edge via Windows	
	Typed Signature	
	Signature Reference ID 3DACEA9D	

AUDITS

TIMESTAMP	AUDIT
09/27/2024 14:42 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'PWPID_2024_08_19_Minutes.docx' on Chrome via Windows from 208.117.120.90.
09/27/2024 14:42 MST	Seth Robertson (seth@cw.land) was emailed a link to sign.
09/30/2024 07:42 MST	Seth Robertson (seth@cw.land) viewed the document on Microsoft Edge via Windows from 97.75.160.18.
09/30/2024 07:44 MST	Seth Robertson (seth@cw.land) authenticated via email on Microsoft Edge via Windows from 97.75.160.18.
09/30/2024 07:44 MST	Seth Robertson (seth@cw.land) signed the document on Microsoft Edge via Windows from 97.75.160.18.