

MINUTES OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WASATCH PEAKS RANCH UTILITY DISTRICT (THE “DISTRICT”)
HELD
AUGUST 22, 2024

A special meeting of the Board of Directors of the Wasatch Peaks Ranch Utility District (referred to hereafter as the “Board”) was convened on Thursday, August 22, 2024, at 6:00 p.m., at Bar W Lodge 4175 N. Morgan Valley Drive, Morgan, UT 84050 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Vance Bostock, Chair (via Microsoft Teams)

Ed Schultz, Vice-Chair

Gary Derck, Secretary

Also, In Attendance Were:

Josh Miller, David Hutchison (via Microsoft Teams) and Shelby Clymer, CliftonLarsonAllen LLP (“CLA”)

D. Brent Rose, Clyde Snow & Sessions, P.C.

Mitchell Lee, District Clerk (via Microsoft Teams)

Evan Tufts, District Treasurer

Nate Bell, WPR Development Company

Jenny Robinson (via Microsoft Teams) and Carley Herrick, Esq.; Wasatch Peaks Ranch

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 6:30 p.m. by Trustee Derck, who recited the following:

“As a Trustee of the Board of Trustees of the WPR Utility District, I hereby call this special meeting of the Board to order at 6:30 P.M. on August 22, 2024, at 4175 N. Morgan Valley Drive, Morgan, UT 84050. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.

Public Comment:

The Chair noted that there was no one from the public in attendance or participating electronically.

Minutes from June 27, 2024 Special Meeting:

Following discussion, Trustee Schultz made a motion to approve the Minutes from June 27, 2024 Special Meeting. Trustee Bostock seconded the motion. The motion passed unanimously.

FINANCIAL MATTERS

Payment of Claims:

Ms. Clymer reviewed the claims with the Board. Following review, Trustee Schultz made a motion to approve the payment of claims in the amount of \$742,589.25. Trustee Bostock seconded the motion. The motion passed unanimously.

June 30, 2024 Unaudited Financial Statements:

Ms. Clymer reviewed the Unaudited Financial Statements with the Board. Trustee Derck requested the coding of expenses be improved. Following review, Trustee Schultz made a motion to accept the June 30, 2024 Unaudited Financial Statements. Trustee Bostock seconded the motion. The motion passed unanimously.

Public Hearing on the Operating and Capital Budget for 2024-2025 Fiscal Year and Adoption of the Same:

Trustee Schultz made a motion to open the public hearing on the operating and capital budget for 2024-2025 fiscal year at 6:39 p.m. Trustee Bostock seconded the motion. The motion passed unanimously.

It was noted that publication of Notice stating that the Board would consider a proposed property tax increase and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received. The Board reviewed the budget and Trustee Derck requested a memorandum be added to future budgets.

Trustee Schultz made a motion to close the public hearing at 6:40 p.m. Trustee Bostock seconded the motion. The motion passed unanimously.

Trustee Schultz made a motion to adopt the operating and capital budget for 2024-2025 fiscal year. Trustee Derck seconded the motion. The motion passed unanimously.

OPERATIONAL MATTERS

Wasatch Peaks Ranch Utility District Managed Billing Service Agreement with Wasatch Peaks Ranch Club, LLC:

Trustee Derck reviewed the agreement with the Board and thanked Attorney Rose and Attorney Herrick for their work on the agreement. Trustee Schultz made a motion to approve the Wasatch Peaks Ranch Utility District Managed Billing Service Agreement with Wasatch Peaks Ranch Club, LLC. Trustee Bostock seconded the motion. The motion passed unanimously.

Mr. Bell noted there are 16 active services. He anticipates a rate update in mid-September and expects that they will be benchmarked regularly.

MANAGER'S MATTERS

None.

LEGAL MATTERS

None.

TRUSTEES' MATTERS

None.

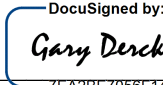
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Schultz made a motion to adjourn the meeting at 6:47 p.m. Trustee Bostock seconded the motion. The motion passed unanimously.

Respectfully submitted,

By  _____
District Chair

Attest:

By  _____
District Clerk

Certificate Of Completion

Envelope Id: 4E7AF86F49404C11B89D527F7237E648		Status: Completed
Subject: Complete with DocuSign: WPR Road & Fire and WPR Utility - 4 Sets of Minutes from 8/22/2024		
Client Name: WPR		
Client Number: A794564		
Source Envelope:		
Document Pages: 10	Signatures: 4	Envelope Originator:
Certificate Pages: 5	Initials: 0	Natalie Herschberg
AutoNav: Enabled		220 S 6th St Ste 300
Enveloped Stamping: Enabled		Minneapolis, MN 55402-1418
Time Zone: (UTC-06:00) Central Time (US & Canada)		Natalie.Herschberg@claconnect.com
		IP Address: 67.162.148.150

Record Tracking

Status: Original	Holder: Natalie Herschberg	Location: DocuSign
9/30/2024 11:28:51 AM	Natalie.Herschberg@claconnect.com	

Signer Events	Signature	Timestamp
Gary Derck gderck@wprdevco.com Security Level: Email, Account Authentication (None)	DocuSigned by:  7EA2BE7056F1423... Signature Adoption: Pre-selected Style Using IP Address: 68.0.159.149	Sent: 9/30/2024 11:31:26 AM Resent: 10/18/2024 4:59:16 PM Viewed: 10/18/2024 5:45:33 PM Signed: 10/18/2024 5:45:44 PM

Electronic Record and Signature Disclosure:
Accepted: 10/18/2024 5:45:33 PM
ID: 41a35d0c-79c1-41e7-8e80-497aaa690a84

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Mitchell Lee mlee@wprdevco.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/18/2024 5:45:48 PM
Electronic Record and Signature Disclosure: Accepted: 9/30/2024 6:13:47 PM ID: f388d27a-b4da-46b3-b130-86b3d68685ed		
Records Team sdrecordsretention@claconnect.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/18/2024 5:45:49 PM Viewed: 10/21/2024 3:18:46 PM
Electronic Record and Signature Disclosure: Accepted: 10/5/2023 9:27:44 AM ID: 2eeab7cf-9041-488d-bed0-8baedf289723		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	9/30/2024 11:31:26 AM
Envelope Updated	Security Checked	10/18/2024 4:59:14 PM
Envelope Updated	Security Checked	10/18/2024 4:59:14 PM
Certified Delivered	Security Checked	10/18/2024 5:45:33 PM
Signing Complete	Security Checked	10/18/2024 5:45:44 PM
Completed	Security Checked	10/18/2024 5:45:49 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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