

MINUTES OF TRUTH IN TAXATION PUBLIC HEARING MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WASATCH PEAKS RANCH UTILITY DISTRICT (THE “DISTRICT”)  
HELD  
AUGUST 22, 2024

A Truth in Taxation Public Hearing 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 6:07 p.m. by Trustee Derck, who recited the following:

*“As the Chair of the Board of Trustees of the WPR Utility District, I hereby call this Truth in Taxation meeting of the Board to order at 6:07 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].*

FINANCIAL MATTERS

**Public Hearing on the District’s Proposed Property Tax Increase:**

Trustee Derck opened the public hearing on the District’s proposed property tax increase at 6:08 p.m.

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, and Trustee Schultz made a motion to close the public hearing at 6:09 p.m. Trustee Bostock seconded the motion. The motion passed unanimously.

**Resolution Levying the Ad Valorem Property Tax of the District at a Rate Exceeding the Certified Tax Rate for Fiscal Year 2024-2025:**

Ms. Clymer reviewed the resolution with the Board, noting that increasing the tax and levying the Ad Valorem property tax is positive for the District. Following review and discussion, Trustee Schultz made a motion to adopt the Resolution Levying the Ad Valorem Property Tax of the District at a Rate Exceeding the Certified Tax Rate for Fiscal Year 2024-2025, to include the final tax rate of .0008. Trustee Bostock seconded the motion. The motion passed unanimously.

**ADJOURNMENT**

There being no further business to come before the Board at this time, Trustee Schultz made a motion to adjourn the meeting at 6:11 p.m. Trustee Bostock seconded the motion. The motion passed unanimously.

Respectfully submitted,

By  7EA2BE7056F1423  
District Chair

Attest:

By Mitchell Lee  
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
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Envelopeld Stamping: Enabled		Minneapolis, MN 55402-1418
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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)	<div>DocuSigned by:  7EA2BE7056F1423...</div> 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
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Mitchell Lee mlee@wprdevco.com Security Level: Email, Account Authentication (None)	<div>COPIED</div>	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)	<div>COPIED</div>	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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