

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF TRUSTEES OF THE
WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 11, 2024

A special meeting of the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District (referred to hereafter as the “Board”) was convened on Monday, November 11, 2024, at 11:00 a.m., at 36 S. State Street, Suite 500, Salt Lake City, UT 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:

Ed Schultz

Jenny Robinson

Also, In Attendance Were:

Josh Miller and Shelby Clymer, CliftonLarsonAllen LLP (“CLA”)

Carley Herrick and Matt Musil; Wasatch Peaks Ranch

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

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 1:03 p.m. by Trustee Schultz, who recited the following:
“As a Trustee of the Board of Trustees of the WPR Public Improvement District, I hereby call this regular meeting of the Board to order at 11:03 A.M. on November 11, 2024, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. 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.”

Minutes of August 5, 2024 Meeting:

The Board reviewed the minutes. Following discussion, Trustee Schultz made a motion to approve the Minutes of the August 5, 2024 Meeting. Trustee Robinson seconded the motion. The motion passed unanimously.

FINANCIAL MATTERS

September 30, 2024 Unaudited Financial Statements:

Ms. Clymer reviewed the unaudited financial statements with the Board. Following discussion, Trustee Robinson made a motion to accept the September 30, 2024 Unaudited Financial Statements, as presented. Trustee Schultz seconded the motion. The motion passed unanimously.

Payment of Claims by Developer:

Ms. Clymer presented the claims paid by the developer to the Board. Following review and discussion, Trustee Schultz made a motion to approve the payment of claims by the developer in the amount of \$13,893.32. Trustee Robinson seconded the motion. The motion passed unanimously.

Tentative Operating and Capital Budget for Calendar Year 2025 and Public Hearing to Take Comment on the Same:

Ms. Clymer presented the tentative budget for calendar year 2025 to the Board. Ms. Clymer noted an audit will be needed due to the bond issuance. Trustee Robinson directed Ms. Clymer to present proposals for auditors at the next meeting. Ms. Clymer further noted the 2024 budget will need to be amended and will be presented to the Board at the next meeting.

Trustee Robinson made a motion to approve the tentative operating and capital budget for calendar year 2025 and set a public hearing to take public comment on the same on December 10, 2024 at 6:00 p.m.

MANAGER MATTERS

None.

OPERATIONAL MATTERS

None.

LEGAL MATTERS

None.

TRUSTEES' MATTERS

Board Vacancy:

The Board noted Gary Derck is anticipated to be appointed to the Board of Trustees to fill the vacancy by Morgan County at the Morgan County meeting on December 3, 2024.

The Board noted a new clerk will be determined at the next meeting.

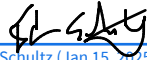
OTHER BUSINESS

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 11:22 p.m. Trustee Robinson seconded the motion. The motion passed unanimously.

Respectfully submitted,

By 
Ed Schultz (Jan 15, 2025 12:39 MST)

Secretary for the Meeting

Minutes 11-11-2024 (WPR PID)

Final Audit Report

2025-01-15

Created:	2025-01-15
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQ983RU4ALFD-113_zm0yhS2EhtPCYzKt

"Minutes 11-11-2024 (WPR PID)" History

-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)
2025-01-15 - 6:24:23 PM GMT
-  Document emailed to Ed Schultz (eschultz@wprdevco.com) for signature
2025-01-15 - 6:24:27 PM GMT
-  Email viewed by Ed Schultz (eschultz@wprdevco.com)
2025-01-15 - 7:39:08 PM GMT
-  Document e-signed by Ed Schultz (eschultz@wprdevco.com)
Signature Date: 2025-01-15 - 7:39:22 PM GMT - Time Source: server
-  Agreement completed.
2025-01-15 - 7:39:22 PM GMT