

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF TRUSTEES OF THE  
WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”)  
HELD  
April 14, 2025

A regular meeting of the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District (referred to hereafter as the “Board”) was convened on Monday, April 14, 2025, 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:

Gary Derck

Ed Schultz

Jenny Robinson

Also, In Attendance Were:

Nic Carlson, CliftonLarsonAllen LLP (“CLA”)

Carley Herrick, Matt Musil, Kelli Reid and Suzanne Bennett; Wasatch Peaks Ranch

**ADMINISTRATIVE MATTERS**

**Call to Order:**

The meeting was called to order at 11:00 a.m. by Trustee Derck, 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 11:00 a.m. on April 14, 2025, 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 January 13, 2025 Meeting:**

The Board reviewed the minutes. Following discussion, Trustee Derck made a motion to approve the Minutes of the January 13, 2025 Meeting. Trustee Robinson seconded the motion. The motion passed unanimously.

**FINANCIAL MATTERS**

**Unaudited Financial Statements:**

Trustee Derck reviewed the financial statements with the Board. Following discussion, Trustee Derck made a motion to accept the December 31, 2024 Unaudited Financial Statements. Trustee Robinson seconded the motion. The motion passed unanimously.

**Claims in the amount of \$0.00:**

Mr. Musil reviewed the claims with the Board, noting that one payment was made and will be submitted for ratification at the next Board meeting. No action was taken.

**MANAGER MATTERS**

None.

**OPERATIONAL MATTERS**

None.

**LEGAL MATTERS**

**Ethics Policy:**

Attorney Herrick reviewed the Ethics Policy with the Board. Following discussion, Trustee Derck made a motion to approve the Ethics Policy. Trustee Robinson seconded the motion. The motion passed unanimously.

**Purchasing Policy:**

This matter was not discussed.

**TRUSTEES' MATTERS**

None.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no further business to come before the Board at this time, Trustee Derck made a motion to adjourn the meeting at 11:08 a.m. Trustee Robinson seconded the motion. The motion passed unanimously.

Respectfully submitted,

By *Gary Derck*  
District Chair

Attest: *Carley Herrick*  
District Clerk






# Minutes 04-14-2025 (WPR PID)

Final Audit Report

2025-07-14

Created:	2025-07-14
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkeFEwp-Y69wr3r18MTN-QLdFReMXQaw3

## "Minutes 04-14-2025 (WPR PID)" History

-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)  
2025-07-14 - 9:52:44 PM GMT
-  Document emailed to Gary Derck (gderck@wprdevco.com) for signature  
2025-07-14 - 9:52:47 PM GMT
-  Email viewed by Gary Derck (gderck@wprdevco.com)  
2025-07-14 - 10:39:21 PM GMT
-  Document e-signed by Gary Derck (gderck@wprdevco.com)  
Signature Date: 2025-07-14 - 10:41:35 PM GMT - Time Source: server
-  Agreement completed.  
2025-07-14 - 10:41:35 PM GMT