

**NORTH FORK SPECIAL SERVICE DISTRICT
SPECIAL MEETING OF THE BOARD OF OFFICERS
WORKSHOP SESSION
Meeting Minutes
September 25, 2025, at 5:00 p.m.**

This meeting was hosted via Zoom Application only pursuant to Utah Code 52-4-207(5)(e).

Workshop Session-Langdon Group Findings

Board members present:

Dr. Stephen Minton –Chairman Stewart Olsen –Vice Chairman Chad Linebaugh –Trustee
Keith Payne – Trustee Scott Hart –Trustee left at 5:56 p.m.
Duaine Dorton –Trustee
Duaine was late on arrival and left at 5:20 p.m.

Absent Board members:

Gary Liddiard

Staff members present:

Emily Johnson –District Clerk Aubree Lincoln –Public Works Fire Chief David Marsella
Colette Crawford–District Clerk Chris Wright –Public Works Director

Public present:

None

Workshop Session

1. Welcome and call to order

Dr. Stephen Minton – Chairman called the workshop session to order 5:00 p.m.

2. Public Comments:

None

3. North Fork Board Workshop Session to discuss Langdon Group Final Assessment Report

The Langdon Group (ILG) was retained to help the Sundance Community to identify opportunities for collaboration on natural resource and infrastructure needs as well as help identify opportunities for community building. The approach was in two parts:

1. Conduct interviews with key stakeholders identified by the North Fork Special Service District
2. Implement engagement strategies identified through the in

Interviews were conducted by Dan Adams and were in-person or virtually by phone or Microsoft Teams. (more than 22 people/entities were interviewed) Each interview lasted about one hour. Dan also attended the Firefighters Pancake Breakfast on Saturday, April 26, 2025, and the North Fork Special Service District annual community meeting that same day. The Board workshop session focused on analyzing Dan's 30-page report and its recommendations, which included addressing communication issues and improving community engagement.

The Board addressed concerns about HOA disengagement and discussed various organizational structures, ultimately deciding to continue with existing committees while improving communication with residents. The

Board emphasized the need to address fire prevention and mitigation as their primary concern, planning a community meeting in mid-October to educate residents about past decisions, current needs, and future plans.

Next steps:

- Board: Identify and prioritize top 4-5 areas from Dan's report to address moving forward.
- Board: Develop a response to community feedback regarding board meetings.
- Board: Address communication improvements to better engage HOAs and community members.
- Board: Consider forming a committee to examine various organizational structures beyond a master HOA.
- HOA Committee: Explore organizational structures for potential collaboration between HOAs.
- Steve Spiker: Continue representing all HOAs and communicating information between the HOAs and the North Fork Special Service District Board.
- Board: Focus on their three main responsibilities: fire prevention, water/wastewater management, and trash services.
- Board: Identify one additional priority area from Dan's recommendations list to address community needs.
- Dr. Minton: Formulate specific questions for Dan for efficient use of remaining consulting budget.
- Board: Schedule a follow-up meeting with Dan if additional clarification on the report is needed.
- Conduct a Fall Community Meeting and the Sundance Resort.

Adjourn Board of Officers:

At 6:10 p.m. Keith Payne motioned to end the Board of Officers Meeting. Chad Linebaugh seconded. All aye and no opposed. Meeting adjourned.

- Meeting recording and notes taken by District Clerk-Emily Johnson and Colette Crawford.
- Materials presented in the meeting are available at the Utah Public Notice Website which can be accessed through <https://www.northforkdistrictutah.gov/>