MINUTES OF A SPECIAL MEETING

SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

Wednesday, October 8, 2025 at 8:00 a.m.
ANCHOR LOCATION: 1946 W 5600 S, Roy, UT 84067

The meeting was held via teleconference and open to the public.

Attendance

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following board members were in attendance:

Pat Burns
Tom Willis
Nathan Combs

Also present: Blair M. Dickhoner, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, District General Counsel; Shelby Clymer, CliftonLarsonAllen, District Accountant; Barrett Marrocco, The Connextion Group LLC, District Engineer.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present. Upon a motion duly made and seconded, the meeting was called to order.

Preliminary Action Items

Conflict Disclosure

Mr. Dickhoner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following review, upon a motion duly made by Mr. Burns and seconded by Mr. Willis, the Board unanimously approved the agenda as presented.

Public Comment

No members of the public were in attendance.

Action Items

Approval of Minutes from the January 22, 2025 Special Meeting

Mr. Dickhoner presented minutes from the January 22, 2025 Special Meeting to the Board for consideration. Following review, upon a motion duly made by Mr. Willis, seconded by Mr. Burns, and upon a vote unanimously carried, the Board unanimously approved minutes.

Approval of Resolution of Acceptance Pursuant to Infrastructure Acquisition and Reimbursement Agreement, dated October 8, 2025 (Cost Certification No. 2, submitted September 26, 2025)

Mr. Marrocco reviewed the Resolution of Acceptance Pursuant to Infrastructure Acquisition and Reimbursement Agreement, Cost Acceptance No. 2 with the Board. Ms. Clymer also reviewed the accountant's role in the Resolution. Following discussion, upon a motion duly made by Mr. Willis, seconded by Mr. Burns, and upon vote unanimously carried, the Board adopted the Resolution Pursuant to Infrastructure Acquisition and Reimbursement Agreement, Cost Acceptance No. 2.

Consider Tentative 2026 Budget and Confirm Public Hearing Date to hear public comment on the same

Ms. Clymer presented the tentative budget to the Board for consideration. The Board engaged in discussion regarding the Adoption of the Tentative 2026 Budget and the need to conduct a Public Hearing prior to final adoption. Following review and discussion, upon a motion duly made by Mr. Willis, seconded by Mr. Burns, and upon a vote unanimously carried, the Board approved the tentative 2026 budget, and confirmed the date of October 22, 2025 at 8:00 a.m. for a Public Hearing to adopt the tentative 2026 budget as final.

Administrative Non-Action Items

Board Training – Open and Public Meetings Act

Mr. Dickhoner reminded the Board members of the required annual training and to send their completion certificates to WBA, PC.

Training Required by state auditor for New Board Members

Mr. Dickhoner informed the Board members of the required annual training.

Adjourn

There being no further business to come before the Board and upon a motion duly made by Mr. Willis, seconded by Mr. Burns, and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

/s/ Pat Burns
Pat Burns
District Clerk/Secretary

The foregoing minutes were approved on the 22nd day of October, 2025.