NORDIC VALLEY SEWER IMPROVEMENT DISTRICT
MINUTES (UNAPPROVED) -- BOARD OF TRUSTEES MEETING
Monday, November 10, 2025, 11:00 AM
Electronic Meeting and Electronic Participation Invited

A MEETING OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES TO BE HELD ON Monday November 10, 2025, AT 11:00 A.M. THE MEETING WILL BE HELD ELECTRONICALLY. For electronic meeting access the meeting will be available on Teams. Those wishing to participate with video will need to request a meeting invite from the Board Chair, Robert Behunin, at rob.behunin@gmail.com, or it is possible to dial in by phone +1 213-379-5544,,402373115# United States. Phone conference ID: 402 373 115#

In attendance: Chair Behunin, Trustee Jouffray, District Counsel Bell.
Excused: Trustee Lews

1. Welcome and Introduction.
   a. Chair Behunin started the meeting at 11:05am. Present on the call was Trustee Laurent Jouffray and Chair Behunin. Trustee John Lewis was excused. District Counsel Bell was also on the call. Chair Behunin noted the meeting was held electronically and that no members of the public reached out to request meeting information.

2. Public Comment. Brief items not listed on agenda; time limit of three (3) minutes. If more time is needed, please contact board chair to be added to a future agenda.
   a. No members of the public were present at the meeting.

3. Approval of Minutes from the October 7 and 15, 2025 meetings
   a. Discussion was held about the minutes. Mr. Bell had minor technical changes he submitted to Chair Behunin. Trustee Jouffray moved to approve the minutes of October 7th and October 15th. Chair Behunin seconded. No discussion to the motion. Motion passed unanimously in the affirmative.

4. Discussion and Approval of General Liability Insurance
   a. Chair Behunin noted that Olympus Insurance secured three bids: Chubb $4364, Munich RE $5406 and Philadelphia $5735. Chair Behunin noted that Olympus recommended Chubb as the preferred carrier. Trustee Jouffray asked if Chubb can provide adequate coverage. Chair Behunin confirmed that according to Olympus Chubb can provide the correct coverage. Chair Behunin asked Mr. Bell if he had any advice for the board. Mr. Bell noted that he would advise the board to follow the recommendation of Olympus Insurance. Chair Behunin moved to authorize Olympus Insurance to secure Chubb for general liability insurance at the rate of $4364 per year. Trustee

Jouffray seconded. No discussion to the motion. Motioned passed unanimously in the affirmative.

5. Discussion and Certification of Harmony Ranch Annexation Proposal
   a. Discussion was held about the certification of the Harmony Ranch Annexation Proposal. It was noted that it was good to wait on this until the amended resolution from the county was completed. Trustee Jouffray asked about the number of connections for Harmony Ranch. Chair Behunin noted that the petition did not address number of connections and that Harmony Ranches was not asking for more connections. Mr. Bell suggested we review the Harmony Ranch will serve letter and update it to reflect water and sewer connections.
   b. Chair Behunin also indicated he had notified Harmony Ranch that annexation would also impose on the property the .0008 mill levy.
   c. Mr. Bell noted that the word "Eden" was left off the address portion of the petition and should be corrected, but besides that, he recommended that the board certify the petition.
   d. Discussion was held around the will serve letter and it was decided that the board should go back and review the Harmony Ranch will serve letter and potentially reissue the letter.
   e. Chair Behunin moved to certify the Harmony Ranch petition for annexation. Trustee Jouffray seconded. No discuss to the motion. Motion passed unanimously in the affirmative.

6. Discussion and Approval of a Resolution to Annex the Nordic Village Ventures property into the District
   a. Discussion was held around the resolution. The resolution was in draft form and Mr. Bell noted he would like to make some revisions. He suggested that the board table this resolution until the December 8th meeting.
   b. This item was tabled.

7. Discussion and Approval of the 2026 Annual Meeting Schedule Resolution
   a. Discussion was held regarding the annual meeting schedule. Meetings will be held on the second Monday of every month. It was noted that we needed to change the name of the district to Nordic Valley Water and Sewer District to reflect the change approved by the amended Weber County Resolution.
   b. Trustee Jouffray motioned to approve the 2026 Annual Meeting Schedule Resolution 2025-11-10-A. Chair Behunin seconded. No discussion to the motion. Motion passed unanimously in the affirmative.

8. Information and Reports
   a. Chair, Mr. Behunin
      i. Noted that Weber County passed the amended resolution clarifying the services the district can provide: culinary water, secondary water and sewer. The board will take up amending name change resolutions in the December meeting to submit to the Lt. Governor's Office. Mr. Bell noted that the resolution also reaffirms that the district is a

"basic special district" which preserves Nordic Village Venture's voting rights on the board.

b. Clerk, Mr. Jouffray
    i. No Report
c. Treasurer, Mr. Lewis
d. Legal Counsel, Mr. Bell
    i. Mr. Bell asked for an update on the website. Chair Behunin said it is ready to go and we were waiting for the final name change and addition of services. Chair Behunin will get everyone access to review the website. Mr. Bell will research what contact information we need to have on the website for board member.
e. Engineer

9. Closed Session (if needed): Discussion of "Closed Meeting" Topics, Utah Code Annotated § 52-4-205[1]
    a. No Closed Session needed.

10. Next Meeting: December 8, 11:00 a.m.

11. Adjournment: Meeting adjourned at 11:36 a.m.

Policy Statement: The district does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

Disabilities: In compliance with the Americans with Disabilities Act, any individual needing accommodations or services during this meeting should contact Robert Behunin at least 24 hours prior to the meeting. Mr. Behunin may be reached by email at rob.behunin@gmail.com or by telephone at (801) 400-3649.

Certificate of Posting: On or before 11:00 a.m. on Monday, November 10, 2025, a copy of this Agenda was posted on the Utah Public Notice Website under Utah Code §63F-1-701 and at the District Offices. Certified by Robert Behunin, Member, Board of Trustees. _______/s/_______ Robert Behunin.

[1] See, e.g., https://le.utah.gov/xcode/title52/chapter4/C52-4_1800010118000101.pdf