MINUTES
COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-8
COMBINED SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-8 HELD A COMBINED SPECIAL MEETING ON WEDNESDAY, OCTOBER 22, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 3:00pm

A. Call to Order

M. Thomas Jolley called to order the combined special meeting of Compass Point Public Infrastructure District Nos. 1-8 at 3:00pm on Wednesday, October 22, 2025 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 3:05pm.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Lynsi Neve – Trustee (in-person)
- Chris Jepsen – Trustee (in-person)
- Steve Petersen – Trustee (in-person)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Ashley Tedesco – District Counsel Paralegal (in-person)
- Shana Bedard – District Counsel Paralegal (in-person)
- Hanna Guerricabeitia – District Counsel Paralegal (in-person)
- Shelby Clymer – District Accountant (via Zoom)

C. Preliminary Action Items

1. Consider combined board meeting for Compass Point Public Infrastructure District Nos. 1-8.

    a. Lynsi Neve moves for a combined board meeting for Compass Point Public Infrastructure District Nos. 1-8.

b. Steve Petersen seconds the motion for a combined board meeting for Compass Point Public Infrastructure District Nos. 1-8.
c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
d. The motion passes unanimously

2. Oaths of Office
    a. Lynsi Neve recites and signs her Oath of Office.
    b. Chris Jepsen recites and signs his Oath of Office.
    c. Steve Petersen recites and signs his Oath of Office.

3. Election of District Chair
    a. Steve Petersen moves to elect Lynsi Neve as District Chair.
    b. Chris Jepsen seconds the motion to elect Lynsi Neve as District Chair.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

4. Election of District Treasurer/Vice Chair
    a. Lynsi Neve moves to elect Chris Jepsen as District Treasurer/Vice Chair.
    b. Steve Petersen seconds the motion to elect Chris Jepsen as District Treasurer/Vice Chair.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

5. Election of District Clerk/Secretary
    a. Chris Jepsen moves to elect Steve Petersen as District Clerk/Secretary.
    b. Lynsi Neve seconds the motion to elect Steve Petersen as District Clerk/Secretary.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

6. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms
    a. Lynsi Neve will review, complete, sign, and return her Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Form.
    b. Chris Jepsen will review, complete, sign, and return his Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Form.
    c. Steve Petersen will review, complete, sign, and return his Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Form.

D. <u>Action Items</u>

1. Consider approval and ratification of the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
    a. Steve Petersen moves to approve and ratify the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
    b. Chris Jepsen seconds the motion to approve and ratify the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

2. Consider approval of Resolution 2025-01: A resolution adopting rules of order.
    a. Lynsi Neve moves to approve Resolution 2025-01.
    b. Chris Jepsen seconds the motion to approve Resolution 2025-01.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

3. Consider approval of Resolution 2025-02: A resolution implementing an electronic meetings policy.
    a. Steve Petersenmoves to approve Resolution 2025-02.
    b. Lynsi Neve seconds the motion to approve Resolution 2025-02.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

4. Consider approval of Resolution 2025-03: A resolution adopting District bylaws, including ethics and fraud prevention policies.
    a. Steve Petersen moves to approve Resolution 2025-03.
    b. Chris Jepsen seconds the motion to approve Resolution 2025-03.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

5. Consider approval of Resolution 2025-04: A resolution implementing a District records policy.
    a. Lynsi Neve moves to approve Resolution 2025-04.
    b. Chris Jepsen seconds the motion to approve Resolution 2025-04.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

6. Consider authorizing the District Chair to (a) obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, (b) accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
    a. Lynsi Neve moves to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
    b. Chris Jepsen seconds the motion to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

7. Consider authorizing the District Chair to (a) obtain a crime insurance policy proposal for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the coverage amounts required by Utah law, (b) authorizing the payment of premiums for the same; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
    a. Steve Petersen moves to authorize the District Chair to obtain a crime insurance policy proposal for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the coverage amounts required by Utah law, authorizes the payment of premiums for the same, and to adjust the policy period as needed to coordinate with pending bond issuance.
    b. Chris Jepsen seconds the motion to authorize the District Chair to obtain a crime insurance policy proposal for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the coverage amounts required by Utah law, authorizes the payment of premiums for the same, and to adjust the policy period as needed to coordinate with pending bond issuance.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

8. Consider approval of a tentative board meeting calendar for the remaining calendar year of 2025.

   a. Lynsi Neve moves to approve the tentative board meeting calendar for the remaining calendar year of 2025.
   b. Steve Petersen seconds the motion to approve the tentative board meeting calendar for the remaining calendar year of 2025.
   c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
   d. The motion passes unanimously.

9. Consider authorizing a Notice of Public Infrastructure Districts to be filed with the Tooele County Recorder's Office in compliance with the Governing Document, and authorizing the District Chair to sign.
   a. Steve Petersen moves to authorize the Notice of Public Infrastructure Districts to be filed with the Tooele County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
   b. Lynsi Neve seconds the motion to authorize the Notice of Public Infrastructure Districts to be filed with the Tooele County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
   c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
   d. The motion passes unanimously.

10. Consider approval and ratification of the engagement agreement for legal services between the Districts and York Howell.
   a. Steve Petersen moves to approve and ratify the engagement agreement for legal services between the Districts and York Howell.
   b. Chris Jepsen seconds the motion to approve and ratify the engagement agreement for legal services between the Districts and York Howell.
   c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
   d. The motion passes unanimously.

11. Consider approval and ratification of the Special Districts Preparation Statement of Work and the Special Districts Master Services Agreement between the Districts and Clifton Larson Allen LLP.
   a. Steve Petersen moves to approve and ratify the Special Districts Preparation Statement of Work and the Special Districts Master Services Agreement between the Districts and Clifton Larson Allen LLP.
   b. Lynsi Neve seconds the motion to approve and ratify the Special Districts Preparation Statement of Work and the Special Districts Master Services Agreement between the Districts and Clifton Larson Allen LLP.
   c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
   d. The motion passes unanimously.

12. Consider adoption of the tentative operating and capital budgets for calendar year 2025 and calendar year 2026 and set a public hearing to take public comment on the same.
    a. Steve Petersen moves to adopt the tentative operating and capital budgets for calendar year 2025 and calendar year 2026 and set a public hearing on December 3, 2025 to take public comment on the same.
    b. Chris Jepsen seconds the motion to adopt the tentative operating and capital budgets for calendar year 2025 and calendar year 2026 and set a public hearing on December 3, 2025 to take public comment on the same.
    c. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
    d. The motion passes unanimously.

E. Administrative Non-Action Items

1. Board Training – Open and Public Meetings Act
2. Training required by state auditor for new board members: https://training.auditor.utah.gov
    a. Lynsi Neve has already completed her training for calendar year 2025.
    b. Chris Jepsen intends on completing his training before the next special meeting.
    c. Steve Petersen has already completed his training for calendar year 2025.

F. Adjourn

1. Lynsi Neve moves to adjourn the meeting.
2. Steve Petersen seconds the motion to adjourn the meeting.
3. Lynsi Neve: Aye / Chris Jepsen: Aye / Steve Petersen: Aye
4. Meeting adjourned at 3:36pm.

Signed: DocuSigned by: Steve Petersen
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Steve Petersen, District Clerk/Secretary

Date: October 22, 2025