

MINUTES OF A MEETING OF
THE BOARD OF TRUSTEES OF THE
MOUNT OGDEN PUBLIC IMPROVEMENT DISTRICT NO. 3 (THE “DISTRICT”)
HELD
NOVEMBER 18, 2025

A meeting of the Board of Trustees of the Mount Ogden Public Improvement District No. 3 (referred to hereafter as the “Board”) was convened on Monday, November 18, 2025, at 1:00 p.m., at 3925 E. Snowbasin Road, Huntsville, Utah 84317 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

David Ratchford, Chair
Kate Klossner, Vice-Chair
Tim Hendon, Treasurer

Also, In Attendance Were:

Nic Carlson, Natalie Herschberg and Shelby Clymer, CliftonLarsonAllen LLP (“CLA”)
Ragen Mansfield; District Clerk
Brent Rose, Esq.; Clyde Snow & Sessions, P.C.

CALL MEETING TO ORDER

Attorney Rose called the meeting to order at 1:08 p.m., who recited the following:

“As legal counsel for the Mount Ogden Public Infrastructure District No. 3, I hereby call this regular meeting of the Board to order at 1:08 p.m. on November 18, 2025, at 3925 E. Snowbasin Road, Huntsville, Utah 84317. 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.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Ragen Mansfield at 801-620-1053 at least 24 hours prior to meeting.

For the record we would like to recognize those present from the Board of Trustees and Staff.

Trustee Ratchford, Trustee Hendon, Trustee Klossner, District Clerk Ragen Mansfield, Legal Council myself, District Management team Nic Carlson and Natalie Herschberg and the District Accountant Shelby Clymer.

We at this time recognize and welcome any visitors and interested persons here at the office or online.

We ask you to please sign in for the record."

No additional attendees were noted.

MEETING BUSINESS

Disclosure of Conflicts of Interest Pertaining to Agenda Matters:

None.

Public Input:

None.

Consent Agenda:

November 18, 2024 Minutes:

Trustee Hendon made a motion to approve the November 18, 2024 Minutes. Trustee Klossner seconded the motion. The motion passed unanimously.

Public Hearings:

None.

Administrative Matters:

Resignation of Jim Hill:

The Board acknowledged the resignation of Jim Hill, effective June 5, 2025.

Election of Officers:

Ms. Mansfield administered the oaths of office to Trustees Klossner and Ratchford. Trustees Klossner and Ratchford acknowledged the Statement of Interest. Following discussion, Trustee Klossner made a motion to elect the following slate of officers. Trustee Ratchford seconded the motion. The motion passed unanimously.

Chair: David Ratchford

Vice-Chair: Kate Klossner

Treasurer: Tim Hendon

Clerk: Ragen Mansfield

2026 Annual Meeting Schedule:

Attorney Rose reviewed the proposed schedule with the Board. Trustee Ratchford made a motion to adopt the 2026 Annual Meeting Schedule. Trustee Klossner seconded the motion. The motion passed unanimously.

Financial Matters:

Tentative Operating and Capital Budget for Calendar Year 2026 and Public Hearing to Take Public Comment on the Same:

Ms. Clymer reviewed the tentative budget for calendar year 2026. The Board. Following discussion, Trustee Ratchford made a motion adopt the tentative operating and capital budget for calendar year 2026 and set a public hearing to take public comment on the same on December 16, 2025 at 11:30 a.m. at 3925 E. Snowbasin Road Huntsville, Utah 84317 and via Microsoft Teams. Trustee Hendon seconded the motion. The motion passed unanimously.

Legal Matters:

New Board Member Training Requirements:

Attorney Rose discussed the training requirements with the Board. CLA will send the training resources to the Board.

Manager's Matters:

None.

Other Business:

Quorum for December 16, 2025 Board Meeting:

A quorum was confirmed.

ADJOURNMENT

Trustee Hendon made a motion to adjourn the meeting at 1:32 p.m. Trustee Klossner seconded the motion. The motion passed unanimously.

Respectfully submitted,

By

District Clerk

A large, stylized handwritten signature in black ink, likely belonging to the District Clerk, is written over the printed name.