MINUTES OF A SPECIAL MEETING

PEAKS PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF TRUSTEES

Tuesday, February 25, 2025 at 8:00 a.m.
5160 S 1500 W, Riverdale, Utah 84405

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

Attendance

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

Blair Gardner

Pat Burns

Nate Reeve

Also present: Megan J. Murphy, Esq. and Betsy Fowler-Russon, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Amanda Castle, Pinnacle Consulting Group, LLC, District Accountant; and Chase Hanusa, The Connextion Group.

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

None.

Approval of Agenda

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

Public Comment

No members of the public were in attendance.

Action Items

Approve Minutes from January 14, 2025 Special Meeting

Ms. Murphy presented the minutes from the January 14, 2025 special meeting to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, and upon a vote unanimously carried, the Board approved the minutes from the January 14, 2025 special meeting.

Approve Amended and Restated Infrastructure Acquisition and Reimbursement Agreement with Peaks Townhomes, LLC

Ms. Murphy presented the Amended and Restated Infrastructure Acquisition and Reimbursement Agreement with Peaks Townhomes, LLC to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, and upon a vote unanimously carried, the Board approved the Amended and Restated Infrastructure Acquisition and Reimbursement Agreement with Peaks Townhomes, LLC.

Approve Resolution No. 2 Accepting Costs Pursuant to Infrastructure Acquisition and Reimbursement Agreement

Mr. Hanusa presented Resolution No. 2 Accepting Costs Pursuant to Infrastructure Acquisition and Reimbursement Agreement to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Reeve, and upon a vote unanimously carried, the Board approved Resolution No. 2 Accepting Costs Pursuant to Infrastructure Acquisition and Reimbursement Agreement.

Approve Resolution No. 1 Accepting Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement (*added*)

Ms. Murphy presented Resolution No. 1 Accepting Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, and upon a vote unanimously carried, the Board approved Resolution No. 1 Accepting Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement.

Approve Proposal for 2024 Audit Services

Ms. Castle presented the proposals for 2024 Audit Services to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, the Board authorized Mr. Burns to approve engagement of an auditor for 2024 Audit Services within the adopted budget.

Administrative Non-Action Items

Confirmation of Completed Trustee Training – Open and Public Meetings Act Training 2025

Ms. Murphy reminded the Board members to complete the Annual Trustee Training regarding the Open and Public Meetings Act required by the state auditor for all Board members. No action was taken.

Confirmation of Completed Trustee Training Required by state auditor for New Board Members: https://training.auditor.utah.gov

Ms. Murphy reminded the Board members to complete the District Board Member Training required by the state auditor for all Board members within one year of their appointment/election. No action was taken.

Adjourn

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

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

/s/Nate Reeve
Nate Reeve
District Clerk/Secretary

The foregoing minutes were approved on the 3rd day of December, 2025.