MINUTES OF A SPECIAL MEETING

PEAKS PUBLIC INFRASTRUCTURE DISTRICT BOARD OF TRUSTEES

Wednesday, December 3, 2025 at 2:00 p.m. at
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: George M. Rowley, Esq., and Betsy Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Amanda Castle, Pinnacle Consulting Group, LLC, District Accountant.

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

Approval of Agenda

The Board reviewed the agenda. 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.*

Confirm Conflict of Interest Disclosures

Ms. Russon advised the Board that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Ms. Russon reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the approving jurisdiction, in accordance with Utah law, and those disclosures were reacknowledged by the board members. Ms. Russon 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. The Board confirmed no additional disclosures.*

Public Comment

No members of the public were in attendance.

Action Items

Approve Minutes from February 25, 2025 Special Meeting

Ms. Russon presented the minutes from the February 25, 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 February 25, 2025 special meeting.*

Approve September 30, 2025 Unaudited Financial Statements

Ms. Castle presented the September 30, 2025 Unaudited Financial Statements 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 Boards accepted the September 30, 2025 Unaudited Financial Statements.

Approve Proposal for 2025 Audit Services

Ms. Castle presented the proposals for 2025 Audit Services from Haynie & Company, Ltd. and ClingerHagerman, LLC to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Gardner, seconded by Mr. Burns, and upon a vote unanimously carried, the Boards approved the proposal from ClingerHagerman, LLC for 2025 Audit Services.

Adopt Resolution Adopting District Bylaws

Ms. Russon presented the Resolution Adopting District Bylaws to the Board for consideration. Following discussion, upon a motion duly made by Mr. Burns and by Mr. Gardner, the Boards unanimously adopted the resolution as presented.

Adopt Annual Administrative Resolution (2026)

Ms. Russon presented the 2026 Annual Administrative Resolution to the Board for consideration. Following discussion, upon a motion duly made by Mr. Burns and seconded by Mr. Gardner, the Board unanimously approved the resolution as presented.

Ratification of 2024 Annual Report Filing

Ms. Russon presented the 2024 Annual Report Filing to the Board for ratification. Following discussion, upon a motion duly made by Mr. Burns and seconded by Mr. Gardner, the Board unanimously ratified the 2024 Annual Report Filing.

Tentative 2025 Amended Budget

Consider Adoption of Tentative 2025 Amended Budget and Confirm Public Hearing for December 15, 2025 at 11:00 a.m. to hear public comment on the same

Ms. Castle reviewed the tentative 2025 Amended Budget with the Board. Following discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, and upon a vote unanimously carried, the Board tentatively adopted the 2025 Amended Budget and set a public hearing date of December 15, 2025 at 11:00 a.m. to take public comment on same.

Tentative 2026 Budget

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 15, 2025 at 11:00 a.m. to hear public comment on the same

Ms. Castle reviewed the tentative 2026 Budget with the Board. Following discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, and upon a vote unanimously carried, the Board tentatively adopted the 2026 Budget and set a public hearing date of December 15, 2025 at 11:00 a.m. to take public comment on same.

Administrative Non-Action Items

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

Ms. Russon 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. Russon 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.

Nate Reeve
Nate Reeve (Jan 6, 2026 13:34:26 MST)

Nate Reeve
District Clerk/Secretary

The foregoing minutes were approved on the 15th day of December, 2025.