MINUTES OF A SPECIAL MEETING

SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

Monday, December 29, 2025 at 2:00 p.m.
ANCHOR LOCATION: 1946 W 5600 S, Roy, UT 84067
The meeting was held via teleconference and open to the public.

Attendance

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

Tom Willis
Nathan Combs

Mr. Burns was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: George M. Rowley, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, District General Counsel; Lauren Wartburton, CliftonLarsonAllen, District Accountant; and Austin Murray, The Connextion Group, LLC, District Engineer.

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

Conflict Disclosure

Mr. Rowley 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. No additional disclosures were noted.

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following review, upon a motion duly made by Mr. Combs and seconded by Mr. Willis, the Board unanimously approved the agenda as presented.

Public Comment

No members of the public were in attendance.

Action Items

Approval of Minutes of the October 22, 2025 Special Meeting

Mr. Rowley presented minutes of the October 22, 2025 special meeting to the Board for consideration. Following review, upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously approved the minutes.

<u>Adoption of 2026 Annual Administrative Resolution</u>

Mr. Rowley presented the 2026 annual administrative resolution and engaged in a general discussion regarding the 2026 regular meeting dates with the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously adopted the resolution.

<u>Adopt Resolution Accepting District Eligible Costs</u>

Mr. Rowley presented the resolution accepting District eligible costs to the Board for consideration, noting a few outstanding exhibits. Following review, upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously adopted the resolution.

<u>Adopt Resolution Adopting District Bylaws, Ethical Behavior, and Fraud Prevention</u>

Mr. Rowley presented the resolution adopting District bylaws, ethical behavior, and fraud prevention to the Board for consideration. Following review, upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously adopted the resolution.

<u>Administrative Non-Action Items</u>

<u>Confirmation of Completed Trustee Training – Open and Public Meetings Act</u>

Mr. Rowley reminded the Board members of the required annual training and to send their completion certificates to WBA, PC.

<u>Training Required by state auditor for New Board Members</u>

Mr. Rowley informed the Board members of the required annual training.

<u>Adjourn</u>

There being no further business to come before the Board and upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and unanimously carried, the meeting was adjourned at 2:19 p.m.

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

/s/*Tom Willis*
Tom Willis
District Chair

The foregoing minutes were approved on the 27th day of January, 2026.