MINUTES OF A SPECIAL MEETING

PEAKS PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF TRUSTEES

Wednesday, December 15, 2025 at 10:00 a.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:

Pat Burns

Nate Reeve

Also present: George M. Rowley, Esq., and Betsy Fowler-Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Amanda Castle, Pinnacle Consulting Group, LLC, District Accountant.

Trustee Blair Gardner was absent and excused.

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. Reeve, and upon a vote unanimously carried, the Board approved the agenda as presented.

Confirm Conflict of Interest Disclosures

Ms. Fowler-Russon advised the Board that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Ms. Fowler-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. Fowler-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.

Public Hearing

Conduct a Public Hearing to receive input from the public on the adoption of the tentative amended budget as the final budget for the calendar year of 2025

Mr. Burns opened the public hearing on the proposed 2025 Amended Budget. Ms. Fowler-Russon noted that the notice of public hearing was provided in accordance with Utah law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Conduct a Public Hearing to receive input from the public on the adoption of the tentative budget as the final budget for the calendar year of 2026

Mr. Burns opened the public hearing on the proposed 2026 Budget. Ms. Fowler-Russon noted that the notice of public hearing was provided in accordance with Utah law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Action Items

Approve Minutes from December 3, 2025 Special Meeting

Ms. Fowler-Russon presented the minutes from the December 3, 2025 special meeting 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 the minutes from the December 3, 2025 special meeting.

Approve Public Access Easement Agreement with HOA and/or Peaks Townhomes, LLC for Roadways and Pond

Ms. Fowler-Russon presented the Public Access Easement Agreement with Peaks Townhomes Association LLC for Roadways and Pond Maintenance 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 the Public Access Easement Agreement with Peaks Townhomes Association LLC for Roadways and Pond Maintenance.

Resolutions

Consider Adoption of Final Amended Operating and Capital Budget for Calendar Year 2025 and Adopt Resolution Adopting the 2025 Amended Budget

Ms. Castle reviewed the 2025 amended operating and capital budget with the Board. Following discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Reeve, and upon vote unanimously carried, the Board adopted the Resolution Adopting the 2025 Amended Budget as final.

Consider Adoption of Final Operating and Capital Budget for Calendar Year 2026 and Adopt Resolution Adopting the 2026 Budget

Ms. Castle reviewed the 2026 operating and capital budgets with the Board. Following discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Reeve, and upon vote unanimously carried, the Board adopted the Resolution Adopting the 2026 Budget as final.

Administrative Non-Action Items

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

Ms. Fowler-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. Fowler-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.

/s/
Nate Reeve
District Clerk/Secretary

The foregoing minutes were approved on the 28th day of January, 2026.