

MINUTES OF A MEETING OF
THE BOARD OF TRUSTEES OF THE
MOUNT OGDEN PUBLIC IMPROVEMENT DISTRICT NO. 3 (THE “DISTRICT”)
HELD
DECEMBER 29, 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, December 29, 2025, at 2:00 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, Matt Urkoski and Shelby Clymer, CliftonLarsonAllen LLP (“CLA”)
Ragen Mansfield; District Clerk
Brent Rose, Esq.; Clyde Snow & Sessions, P.C.
A member of the public

CALL MEETING TO ORDER

Trustee Ratchford called the meeting to order at 2:00 p.m., who recited the following:

“As Chair for the Mount Ogden Public Infrastructure District No. 3, I hereby call this special meeting of the Board to order at 2:00 p.m. on December 29, 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 Matt Urkoski 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:

December 16, 2024 Minutes and November 18, 2025 Minutes:

Trustee Hendon made a motion to approve the December 16, 2024 Minutes and November 18, 2025 Minutes. Trustee Ratchford seconded the motion. The motion passed unanimously.

Public Hearings:

None.

Administrative Matters:

None.

Financial Matters:

September 30, 2025 Unaudited Financial Statements:

Ms. Clymer reviewed the unaudited financial statements with the Board. Following discussion, Trustee Hendon made a motion to accept the September 30, 2025 Unaudited Financial Statements. Trustee Klossner seconded the motion. The motion carried unanimously.

Public Hearing on the Operating and Capital Budget for Calendar Year 2026 and Resolution Approving the Same:

Trustee Hendon made a motion to open the public hearing on the operating and capital budget for calendar year 2026. Trustee Klossner seconded the motion. The motion passed unanimously.

Ms. Clymer presented the budget for calendar year 2026 to the Board. No public comments were received. Trustee Klossner made a motion to close the public hearing. Trustee Hendon seconded the motion. The motion passed unanimously.

Following discussion, Trustee Hendon made a motion to adopt the Operating and Capital Budget for Calendar Year 2026. Trustee Klossner seconded the motion. The motion passed unanimously.

Legal Matters:

Other:

Attorney Rose discussed the 2026 meeting calendar with the Board. Following discussion, Trustee Hendon made a motion to hold Board meetings on June 8, November 9 and December 14, 2026. Trustee Klossner seconded the motion. The motion passed unanimously.

Manager's Matters:

CliftonLarsonAllen LLP Statements of Work for 2026 for Management and Accounting Services:

Mr. Carlson reviewed the statements of work with the Board. Following discussion, Trustee Hendon made a motion to approve the CliftonLarsonAllen LLP Statements of Work for 2026 for management and accounting services. Trustee Klossner seconded the motion. The motion passed unanimously.

Other Business:

None.

ADJOURNMENT

Trustee Hendon made a motion to adjourn the meeting at 2:17 p.m. Trustee Klossner seconded the motion. The motion passed unanimously.

Respectfully submitted,

By _____

District Clerk