**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**

REGULAR MEETING
Wednesday, April 29, 2026 at 2:00 p.m.
ANCHOR LOCATION: 5160 S 1500 W, Riverdale, Utah 84405

*This meeting is open to the public and may be joined using the following information:*

LINK:
https://us06web.zoom.us/j/89614830369?pwd=w4qb3bXbMNM6BbYvS8pcJ6Kp3VwL3t.1
Meeting ID: 896 1483 0369
Passcode: 357761
Call-in Number: 1-720-707-2699

| **Trustees** | **Terms** |
|---|---|
| Blair Gardner, Chair | Term from March 18, 2024 to 6 years from appointment |
| Pat Burns, Vice Chair, Treasurer | Term from March 18, 2024 to 4 years from appointment |
| *Nate Reeve, Secretary | Term from March 18, 2024 to 6 years from appointment |
| Vacant | Term from [___________], 20[__] to 4 years from appointment |
| Vacant | Term from [___________], 20[__] to 4 years from appointment |

## NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum

2. Preliminary Action Items

   a. Approval of Agenda

   b. Confirm Conflict of Interest Disclosures

3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

4. Action Items

   a. Approve Minutes from January 15, 2026 Regular Meeting (enclosure)

   b. Approval of March 31, 2026 Unaudited Financials (enclosure)

   c. Adoption of Resolution Identifying an Anchor Location for Board Meetings (enclosure)

5. Administrative Non-Action Items

   i. *Reminder to complete Annual Trustee Training for 2026 – Open and Public Meetings Act Training 2026

6. Adjourn

**MINUTES OF A REGULAR MEETING**

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**
**BOARD OF TRUSTEES**
Wednesday, January 28, 2026 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.*

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## 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, Chair
Pat Burns, Vice Chair, Treasurer
Nate Reeve, Secretary

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.

## 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.*

## Approval of Agenda

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

Confirm Conflict of Interest Disclosures

*Mr. Rowley advised the Board that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley 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. 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. The Board confirmed there were no additional disclosures.*

**Public Comment**

*No members of the public were in attendance.*

**Action Items**

Approval of Minutes from December 15, 2025 Special Meeting

*Mr. Rowley presented the minutes from the December 15, 2025 special meeting 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 Board approved the minutes from the December 15, 2025 special meeting.*

Approval of December 31, 2025 Unaudited Financial Statements

*Ms. Castle presented the December 31, 2025 Unaudited Financial Statements to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Reeve, seconded by Mr. Gardner and upon a vote unanimously carried, the Board approved the December 31, 2025 Unaudited Financial Statements.*

**Administrative Non-Action Items**

Reminder to complete Annual Trustee Training for 2026

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

**Adjourn**

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

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

______________________________________

Secretary for the Meeting

The foregoing minutes were approved on the 29th day of April, 2026.

**RESOLUTION**

**OF THE BOARD OF TRUSTEES OF THE**

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**

**IDENTIFYING AN ANCHOR LOCATION FOR MEETINGS OF THE BOARD**

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WHEREAS, the Peaks Public Infrastructure District (the "**District**") a quasi-municipal corporation and political subdivision of the State of Utah, duly organized and existing pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended from time to time and any successor statute thereto; and

WHEREAS, pursuant to Utah Code Section 17B-1-310(2), the District's Board of Trustees (the "**Board**") shall hold such regular and special meetings as the Board determines at a location that the Board determines; and

WHEREAS, pursuant to House Bill 17 Public Infrastructure District Meeting Amendments, which requires public infrastructure district meetings be held at a location in the boundaries of the public infrastructure district subject to certain exceptions, was approved by the Utah Legislature and goes into effect on May 6, 2026 ("**H.B. 17**"); and

WHEREAS, pursuant to Utah Code Section 17D-4-205(2)(a) as amended by H.B. 17, the Board shall hold regular and special meetings at a location within the boundaries of the District; and

WHEREAS, pursuant to Utah Code Section 17D-4-205(2)(b) as amended by H.B. 17, the Board may hold regular and special meetings at a location outside the boundaries of the District if: (i)(A) there are no locations in the public infrastructure district that are able to accommodate the Board and the public that the Board reasonably expects will attend the meeting; and (B) the location the Board selects is near the public infrastructure district; (ii) it is not practicable to hold the regular or special meeting at a location within the boundaries of the public infrastructure district due to emergency circumstances; or (iii) the location the Board selects is within the boundaries of the creating entity; and

WHEREAS, the Board desires to adopt this Resolution stating where the Board will hold regular and special meetings pursuant to Utah law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Recitals Incorporated. The recitals are incorporated herein by reference and made a part of this Resolution.

2. Identified Anchor Meeting Location. The Board, considering the location of the District and the requirements of Utah law, hereby determines that there are no locations within the boundaries of the District that are able to accommodate the Board, and the public that the Board reasonably expects will attend the regular and special meetings. Accordingly, the Board hereby

designates the anchor location for regular and special meetings as [____________] (the "**Anchor Location**"), which is near the District and is located within the boundaries of the District's creating entity.

3. Meeting Participation Electronically. Pursuant to Utah Code Section 52-4-207 the Board previously adopted a Resolution Adopting Written Procedures Governing Electronic Meetings (the "**Electronic Meeting Resolution**"). Pursuant to the Electronic Meeting Resolution and this Resolution, the District may continue to hold electronic meetings without any Trustees physically present at the Anchor Location, provided someone representing the District is present at the Anchor Location to assist members of the public who may attend the open portions of the meeting and ensure the meeting can be heard at the Anchor Location.

4. Repeal of Inconsistent Resolutions. All prior resolutions, or parts of resolutions, adopted by the District that are inconsistent or in conflict with this Resolution are hereby repealed to the extent of such inconsistency or conflict.

5. Effectiveness. This Resolution shall become effective on May 6, 2026 and shall apply to all regular and special meetings held on or after May 6, 2026.

***[Remainder of Page Intentionally Left Blank, Signature Page Follows]***

ADOPTED APRIL 29, 2026.

**DISTRICT:**

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Utah

By: ___________________________________
Officer of the District

Attest:

By: ______________________________________

# PEAKS PUBLIC INFRASTRUCTURE DISTRICT

## FINANCIAL STATEMENTS

### March 31, 2026

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**
**BALANCE SHEET**

| | Unaudited Actual 3/31/2026 |
|---|---|
| **Assets** | |
| Current Assets | |
| Cash - Admin Fund | $ 26,095 |
| Cash - Bond Fund | - |
| Cash - Reserve Fund | 218,926 |
| Cash - Capital Interest Fund | 156,160 |
| Cash - Construction Fund | 14,169 |
| Cash - COI Fund | - |
| Cash - Assessment Fund | 299,828 |
| Cash - Redemption Fund | 2,193 |
| Special Assessment Fees Receivable | 2,742,627 |
| Due from Other Fund | 10,486 |
| Total Current Assets | $ 3,470,483 |
| | |
| Long-Term Assets | |
| CIP | $ 2,042,366 |
| Total Long-Term Assets | $ 2,042,366 |
| | |
| **Total Assets** | **$ 5,512,848** |
| | |
| **Liabilities** | |
| Current Liabilities | |
| Accounts Payable | $ 18,227 |
| Due to Other Fund | 10,486 |
| Deferred Special Assesment Fee Revenue | 2,742,627 |
| Bond Interest Payable | 11,914 |
| Total Current Liabilities | $ 2,783,254 |
| | |
| Long-Term Liabilities | |
| Bond Payable | $ 2,817,143 |
| Total Long-Term Debt | $ 2,817,143 |
| | |
| **Total Liabilities** | **$ 5,600,397** |
| | |
| **Fund Equity** | |
| Net investment in Fixed Assets | $ (786,692) |
| Fund Balance | |
| Restricted | 680,789 |
| Unassigned | 18,354 |
| **Total Fund Equity** | **$ (87,549)** |
| | |
| **Total Liabilities and Fund Equity** | **$ 5,512,848** |
| | = |

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**
**GENERAL FUND**

| | 2026 Adopted Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|
| **Revenues** | | | |
| Interest and Other Income | $ 2,500 | $ 341 | $ 2,159 |
| Developer Advances | 30,000 | - | 30,000 |
| **Total Revenues** | **$ 32,500** | **$ 341** | **$ 32,159** |
| | | | |
| **Expenditures** | | | |
| Accounting and Finance | $ 15,000 | $ 7,273 | $ 7,727 |
| Audit | 10,000 | 3,500 | 6,500 |
| Insurance | 5,900 | - | 5,900 |
| Legal | 25,000 | 9,400 | 15,600 |
| Contingency | 5,000 | - | 5,000 |
| **Total Expenditures** | **$ 60,900** | **$ 20,173** | **$ 40,727** |
| | | | |
| **Other Sources/(Uses) of Funds:** | | | |
| Transfer from Other Fund | $ - | $ - | $ - |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ -** | **$ -** |
| | | | |
| **Revenues Over/(Under) Expenditures** | **$ (28,400)** | **$ (19,832)** | **$ (8,568)** |
| **Beginning Fund Balance** | **$ 28,482** | **$ 38,186** | **$ (9,704)** |
| **Ending Fund Balance** | **$ 82** | **$ 18,354** | **$ (18,272)** |
| | | | = |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ 60,900** | **$ 20,173** | **$ 40,727** |

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**
**DEBT SERVICE FUND**

| | 2026 Adopted Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|
| **Revenues** | | | |
| Interest and Other Income | $ 35,000 | $ 4,338 | $ 30,662 |
| Assessment Fee | 220,000 | 111,774 | 108,226 |
| **Total Revenues** | **$ 255,000** | **$ 116,113** | **$ 138,887** |
| | | | |
| **Expenditures** | | | |
| Bond Interest | $ 152,250 | $ - | $ 152,250 |
| Bond Principal | 250,000 | - | 250,000 |
| Trustee Fee | 5,000 | - | 5,000 |
| Contingency | - | - | - |
| **Total Expenditures** | **$ 407,250** | **$ -** | **$ 407,250** |
| | | | |
| **Other Sources/(Uses) of Funds:** | | | |
| Transfer From Capital Fund | $ - | $ - | $ - |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ -** | **$ -** |
| | | | |
| **Revenues Over/(Under) Expenditures** | **$ (152,250)** | **$ 116,113** | **$ (268,363)** |
| **Beginning Fund Balance** | **$ 326,601** | **$ 560,993** | **$ (234,392)** |
| **Ending Fund Balance** | **$ 174,351** | **$ 677,105** | **$ (502,754)** |
| | | | **=** |
| **Components of Ending Fund Balance** | | | |
| Capitalized Interest | $ 14,373 | $ 156,160 | $ (141,787) |
| Debt Service Reserve | 159,978 | 218,926 | (58,948) |
| **Ending Fund Balance** | **$ 174,351** | **$ 375,085** | **$ (200,734)** |
| | | | |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ 407,250** | **$ -** | **$ 407,250** |

**PEAKS PUBLIC INFRASTRUCTURE DISTRICT**
**CAPITAL PROJECTS FUND**

| | 2026 Adopted Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|
| **Revenues** | | | |
| Interest and Other Income | $ 50,000 | $ 110 | $ 49,890 |
| **Total Revenues** | **$ 50,000** | **$ 110** | **$ 49,890** |
| | | | |
| **Expenditures** | | | |
| Capital Outlay | $ - | $ - | $ - |
| Cost of issuance | - | - | - |
| Contingency | 50,000 | - | 50,000 |
| **Total Expenditures** | **$ 50,000** | **$ -** | **$ 50,000** |
| | | | |
| **Other Sources/(Uses) of Funds:** | | | |
| Bond Proceeds | $ - | $ - | $ - |
| Transfer to Debt Service Fund | - | - | - |
| Transfer to General Fund | - | - | - |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ -** | **$ -** |
| | | | |
| **Revenues Over/(Under) Expenditures** | **$ -** | **$ 110** | **$ (110)** |
| **Beginning Fund Balance** | **$ -** | **$ 3,573** | **$ (3,573)** |
| **Ending Fund Balance** | **$ -** | **$ 3,683** | **$ (3,683)** |
| | | | **=** |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ 50,000** | **$ -** | **$ 50,000** |

# Payment Detail Report
## Peaks Public Infrastructure District
### January 1st - March 31st, 2026

| | Distribution account | Transaction date | Vendor | Description | Amount |
|---|---|---|---|---|---|
| 1-11010 Cash - Admin Fund | | | | | |
| | Beginning Balance | | | | |
| | 1-11010 Cash - Admin Fund | 02/19/2026 | Pinnacle Consulting Group, Inc | Requisition 04-ADMIN: PCGI, Inc | -801.25 |
| | 1-11010 Cash - Admin Fund | 03/12/2026 | Haynie & Company | Requisition 02-ADMIN: Haynie & Company | -4,000.00 |
| | 1-11010 Cash - Admin Fund | 03/12/2026 | Pinnacle Consulting Group, Inc | Requisition 01-ADMIN: PCGI | -9,244.98 |
| | 1-11010 Cash - Admin Fund | 03/12/2026 | Pinnacle Consulting Group, Inc | Requisition 03-ADMIN: PCGI | -1,667.50 |
| | 1-11010 Cash - Admin Fund | 03/12/2026 | Pinnacle Consulting Group, Inc | Requisition 06-ADMIN: PCGI | -2,092.37 |
| **Total for 1-11010 Cash - Admin Fund** | | | | | **-$17,806.10** |
| 3-11240 Cash - COI Fund | | | | | |
| | Beginning Balance | | | | |
| | 3-11240 Cash - COI Fund | 01/29/2026 | | Transfer between accounts | -10,083.41 |
| | 3-11240 Cash - COI Fund | 02/03/2026 | | Transfer between accounts | -23.88 |
| **Total for 3-11240 Cash - COI Fund** | | | | | **-$10,107.29** |