MINUTES
LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 HELD A SPECIAL MEETING ON THURSDAY, MAY 14 , 2026 AT HARRISVILLE BI-CENTENNIAL CABIN, 725 W HARRISVILLE ROAD, HARRISVILLE, UTAH 84404

AT 12:00PM

A. Call to Order

M. Thomas Jolley called to order the special meeting of Lomond Heights Public Infrastructure District No. 1 at 12:00pm on Thursday, May 14, 2026 at Harrisville Bi-Centennial Cabin, 725 W Harrisville Road, Harrisville, Utah 84404.

The combined special meeting convened at _______.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Kameron Spencer – Trustee (via Zoom)
- Braiden Hampton – Trustee (via Zoom)
- Brandon Green – Trustee (in-person)
- Ben Ferry – Trustee (via Zoom)
- Pete Evans - Trustee (via Zoom)
- Matt Rasband – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (via Zoom)
- Shana Bedard – District Counsel Paralegal (via Zoom)
- Brendan Campbell – District Accountant (via Zoom)
- Aaron Wade – Bond Counsel (via Zoom)
- Benjamin Wilhelm – Underwriter (via Zoom)

C. Preliminary Action Items

1. Consider adoption of Resolution 2026-01: A resolution authorizing the District to: (1) accept the resignation and withdrawal of Kameron Spencer, Braiden Hampton and Brandon Green as Trustees from the District and to appoint Matt Rasband, Pete Evans,

and Ben Ferry as Trustees of the District; (2) authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution 2026-01.

   a. __________ moves to approve Resolution 2026-01.
   b. __________ seconds the motion to approve Resolution 2026-01.
   c. Kameron Spencer: Aye / Braiden Hampton: Aye / Brandon Green: Aye
   d. The motion passes unanimously.

2. Oaths of Office
   a. Petee Evans recites and signs his Oath of Office.
   b. Matt Rasband recites and signs his Oath of Office.
   c. Ben Ferry recites and signs his Oath of Office.

3. Election of District Chair
   a. __________ moves to elect Ben Ferry as District Chair.
   b. __________ seconds the motion to elect Ben Ferry as District Chair.
   c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
   d. The motion passes unanimously.

4. Election of District Treasurer/Vice Chair
   a. __________ moves to elect Pete Evans as District Treasurer/Vice Chair.
   b. __________ seconds the motion to elect Pete Evans as District Treasurer/Vice Chair.
   c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
   d. The motion passes unanimously.

5. Election of District Clerk/Secretary
   a. __________ moves to elect Matt Rasband as District Clerk/Secretary.
   b. __________ seconds the motion to elect Matt Rasband as District Clerk/Secretary.
   c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
   d. The motion passes unanimously.

6. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms
   a. Ben Ferry will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
   b. Pete Evans will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
   c. Matt Rasband will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. <u>Action Items</u>

1. Consider approval of Resolution 2026-02: A resolution adopting rules of order.
    a. __________ moves to approve Resolution 2026-02.
    b. __________ seconds the motion to approve Resolution 2026-02.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

2. Consider approval of Resolution 2026-03: A resolution implementing an electronic meetings policy.
    a. __________ moves to approve Resolution 2026-03.
    b. __________ seconds the motion to approve Resolution 2026-03.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

3. Consider approval of Resolution 2026-04: A resolution adopting District bylaws, including ethics and fraud prevention policies.
    a. __________ moves to approve Resolution 2026-04.
    b. __________ seconds the motion to approve Resolution 2026-04.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

4. Consider approval of Resolution 2026-05: A resolution implementing a District records policy.
    a. __________ moves to approve Resolution 2026-05.
    b. __________ seconds the motion to approve Resolution 2026-05.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

5. Consider authorizing the District Chair to cobtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same..
    a. __________ moves to authorize the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same
    b. __________ seconds the motion to authorize the Ditrict Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

6. Consider approval of a tentative District board meeting calendar for the calendar year of 2026.
    a. __________ moves to approve the tentative District board meeting calendar for the calendar year of 2026.
    b. __________ seconds the motion to approve the tentative District board meeting calendar for the calendar year of 2026.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

7. Consider approval of an engagement agreement for legal services between the District and York Howell, and authorizing the District Chair to sign.
    a. __________ moves to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
    b. __________ seconds the motion to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

8. Consider Approval of Resolution 2026-06: A Resolution of the Board making a finding that the District has obtained consent of 100% of the surface property owners within the boundaries of the District to the issuance of not to exceed $20,000,000 of limited tax general obligation bonds and that there are bi registered voters within the boundaries of the District; authorizing the posting of a notice of this resolution; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

    a. __________ moves to approve Resolution 2026-06.
    b. __________ seconds the motion to approve Resolution 2026-06.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

9. Consider authorizing the District Chair to (a) obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, (b) accept any policy proposal for aggregate coverage of a minimum of $2 million with an annual premium not to exceed $5,000; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
    a. __________ moves to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of

$2 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.

b. __________ seconds the motion to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $2 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
d. The motion passes unanimously.

10. Consider approval of an engagement agreement for Distirct Accountant services between the District and Pinnacle Consulting, and authorizing the District Chair to sign.
    a. __________ moves to approve the engagement agreement for Distirct Accountant services between the District and Pinnacle Consulting, and authorizes the District Chair to sign.
    b. __________ seconds the motion to approve the engagement agreement for l Distirct Accountant services between the District and Pinnacle Consulting, and authorizes the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

11. Consider approval of an engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
    a. __________ moves to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign..
    b. __________ seconds the motion to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

12. Consider approval of an engagement agreement for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.
    a. __________ moves to approve the engagement agreement for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.

    b. __________ seconds the motion to approve the engagement agreement for for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

13. Consider authorizing the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizing the District Chair to sign.
    a. __________ moves to authorize the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
    b. __________ seconds the motion to authorize the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

14. Consider approval of the proposed Funding and Reimbursement Agreement (Administrative) between the District and BCP Ben Lomond LLC, and authorizing the District Chair to sign.
    a. __________ moves to approve the proposed Funding and Reimbursement Agreement (Administrative) between the District and BCP Ben Lomond LLC, and authorizes the District Chair to sign.
    b. __________ seconds the motion to approve the proposed Funding and Reimbursement Agreement (Administrative) between the District and BCP Ben Lomond LLC, and authorizes the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
    d. The motion passes unanimously.

15. Consider approval of the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and BCP Ben Lomond LLC, and authorizing the District Chair to sign.
    a. __________ moves to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and BCP Ben Lomond LLC, and authorizes the District Chair to sign.
    b. __________ seconds the motion to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and BCP Ben Lomond LLC, and authorizes the District Chair to sign.
    c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye

d. The motion passes unanimously.

E. **Administrative Non-Action Items**

1. Board Training – Open and Public Meetings Act
2. Training required by state auditor for new board members: https://training.auditor.utah.gov
   a. Ben Ferry has already completed his 2026 training.
   b. Pete Evans intends on completing his training before the next special meeting.
   c. Matt Rasband intends on completing his training before the next special meeting.

F. **Adjourn**

1. __________ moves to adjourn the meeting.
2. __________ seconds the motion to adjourn the meeting.
   a. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
3. Meeting adjourned at _______pm

Signed: ________________________
Matt Rasband, District Clerk/Secretary

The foregoing minutes were approved on the ___ day of _________ 2026.