

MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WPR UTILITY DISTRICT (THE "DISTRICT")
HELD
May 26, 2026

A regular meeting of the Board of Directors of the WPR Utility District (referred to hereafter as the "Board") was convened on Tuesday, May 26, 2026, at 5:01 p.m., at 36 S. State St., Suite 500, Salt Lake City, Utah 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:

Gary Derck

Ed Schultz

Jenny Robinson

Also, In Attendance Were:

Carley Herrick, Evan Tufts, Nate Bell, Suzanne Bennett, and Kelli Reid; Wasatch Peaks Ranch

Todd Godfrey; Hayes Godfrey Bell, P.C.

Michael Miller joined from the public.

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 5:01 p.m. by Trustee Derck, who recited the following:

"As Chair of the Board of Trustees of the WPR Utility District, I hereby call this regular meeting of the Board to order at 5:01 P.M. on May 26, 2026, at 36 S. State St., Suite 500, Salt Lake City, Utah 84111. 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."

Public Comment:

None.

Minutes from April 28, 2026, Regular Meeting:

The Board reviewed the minutes. Trustee Robinson made a motion to approve the minutes from the April 28, 2026, regular meeting. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

FINANCIAL MATTERS

Payment of Claims:

Ms. Reid reviewed the payment of claims with the Board. Trustee Schultz made a motion to approve and/or ratify approval of the payment of claims. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Squire Engagement:

Ms. Herrick reviewed the Squire Engagement with the Board. Trustee Robinson made a motion to approve the Squire Engagement. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Approval of FY2026-2027 Tentative and Interim Budget and Public Hearing Date:

Mr. Tufts reviewed the 2026-2027 Tentative and Interim Budget with the Board and noted that the Budget included a proposed property tax increase from 0.00054 mills to 0.0008 mills. Trustee Robinson made a motion to approve the 2026-2027 Tentative and Interim Budget. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Trustee Schultz made a motion to set the public hearing to take comment on the 2026-2027 Tentative and Interim Budget on Tuesday August 25, 2026 at 5:00 PM. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Property Tax Impact Statement:

Ms. Herrick reviewed the Property Tax Impact Statement with the Board. Trustee Robinson made a motion to approve the Property Tax Impact Statement. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Truth in Taxation Updates and Public Hearing Date:

Mr. Tufts gave an update on the Truth in Taxation Process for 2026. Trustee Schultz made a motion to set the Truth in Taxation Hearing for Monday August 17th at 6:00 PM. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

2026 Q3 Financials:

Ms. Reid reviewed the Q3 2026 financials with the Board. Trustee Schultz made a motion to approve the 2026 Q3 Financials. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

MANAGER AND OPERATIONAL MATTERS

Mr. Bell gave an update on Water Operators trainings and certifications, fire hydrant testing, PRV inspections, and confined space permitting and training.

Mr. Bell also discussed the Residential Propane Service Construction and Installation Standards developed in connection with Mile High Propane for the District. Trustee Schultz made a motion to approve the Residential Propane Service Construction and Installation Standards. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

LEGAL MATTERS

Phase 3A.1 Easement Agreement & Improvement Completion Agreement:

Ms. Herrick reviewed the Phase 3A.1 Easement Agreement and Improvement Completion Agreement with the Board. Trustee Schultz made a motion to approve the Easement Agreement and ratify the Improvement Completion Agreement. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Phase 4A.1 Upper Townhomes Easement Agreement & Improvement Completion Agreement:

Ms. Herrick reviewed the Phase 4A.1 Upper Townhomes Easement Agreement and Improvement Completion Agreement with the Board. Trustee Schultz made a motion to approve the Easement Agreement and ratify the Improvement Completion Agreement. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

2026-2027 Service Provider Rates:

Ms. Herrick reviewed the 2026-2027 Service Provider Rates with the Board. Trustee Robinson made a motion to approve the 2026-2027 Service Provider Rates. Trustee Derck seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

BOARD MEMBER MATTERS

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Robinson motioned to adjourn the meeting at 5:25 p.m. Trustee Schultz seconded the motion. The

motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Respectfully submitted,

By *Gary Derck*

District Chair

Attest:

By *Carley Herrick*

District Clerk

Minutes 05-26-2026 (WPR Util)docx

Final Audit Report

2026-06-24

Created:	2026-06-23
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAh1dvaYdrYuX2sGUwufsg hafBwmfilon

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-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)
2026-06-23 - 11:32:52 PM GMT
-  Document emailed to Gary Derck (gderck@wprdevco.com) for signature
2026-06-23 - 11:32:56 PM GMT
-  Email viewed by Gary Derck (gderck@wprdevco.com)
2026-06-24 - 0:16:33 AM GMT
-  Document e-signed by Gary Derck (gderck@wprdevco.com)
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