MINUTES OF A PUBLIC MEETING

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT

BOARD OF TRUSTEES

Thursday, June 4, 2026 at 3:00 p.m.
ANCHOR LOCATION: 139 Hunter's Grv Ln., Suite 200, Lehi, UT 84043
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 of the Board of Trustees were in attendance:

Megan O'Brien, Chair
James Carolan, Treasurer
Will Channell, Clerk/Secretary

Also present: George M. Rowley, Esq., and Betsy Russon, Esq., WBA, PC, District General Counsel; Derek Campbell, Pinnacle Consulting Group, District Accountant; and Michael Wolfesperger, Independent District Engineering Services.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and in person. Upon a motion duly made and seconded, the meeting was called to order.

Preliminary Action Items

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following discussion, upon a motion made by Mr. Channell, seconded by Ms. O'Brien, and upon a vote unanimously carried, the Board approved the agenda as presented.

Conflict of Interest Disclosures

Ms. 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. No additional disclosures were noted.

Public Comment

None.

Action Items

Approve Minutes from the April 1, 2026 Special Meeting

Ms. Russon presented the minutes from the April 1, 2026 Special Meeting to the Board for consideration. Following review, upon a motion duly made by Ms. O'Brien, seconded by Mr. Channell, and upon a vote unanimously carried, the Board approved the minutes as presented.

Consider Adoption of Acceptance Resolution Pursuant to Infrastructure Acquisition and Reimbursement Agreement with Northpoint Innovation, LLC

Mr. Wolfesperger summarized the Engineer's Cost Certification Report No. 1, which was presented as an exhibit to the Acceptance Resolution. Following review and discussion, upon a motion duly made by Ms. O'Brien, seconded by Mr. Carolan, and upon a vote unanimously carried, the Board adopted the Acceptance Resolution pursuant to the Infrastructure Acquisition and Reimbursement Agreement with Northpoint Innovation, LLC, and accepted Engineer's Cost Certification Report No. 1.

Consider Approval of Easement Agreement for Bridges between Northpoint COA and the District

The Board reviewed the proposed Easement Agreement for Bridges between the Northpoint Community Owners Association and the District. Following discussion, upon a motion duly made by Ms. O'Brien, seconded by Mr. Carolan, and upon a vote unanimously carried, the Board approved the Easement Agreement, subject to final legal review and approval by Northpoint Innovation, LLC.

Consider Approval of Operations and Maintenance Agreement (Bridge Easement)

The Board reviewed the proposed Operations and Maintenance Agreement related to the Bridge Easement. Following discussion, upon a motion duly made by Ms. O'Brien, seconded by Mr. Carolan, and upon a vote unanimously carried, the Board approved the Operations and Maintenance Agreement, subject to final legal review and approval by Northpoint Innovation, LLC.

Discussion Items

Meeting Schedule

The Board discussed the quarterly financial meeting schedule, noting meetings are scheduled for July 29 and October 28, 2026. No Board action was taken.

Administrative Non-Action Items

Annual Board Training – Open and Public Meetings Act

Mr. Rowley reminded the Board members of the required annual board training by the state auditor, and under the Open and Public Meetings Act.

Other Business

Next Meeting

The Board noted that a special meeting is scheduled for Monday, July 6, 2026 at 3:00 p.m. The next regular quarterly meeting is scheduled for July 29, 2026.

Adjourn

There being no further business to come before the Board, upon a motion duly made by Ms. O'Brien, seconded by Mr. Channell, and unanimously carried, the meeting was adjourned.

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

/s/ William Channell

Will Channell
District Clerk/Secretary

The foregoing minutes were approved on the 6th day of July, 2026.