MINUTES OF A REGULAR MEETING

PEAKS PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF TRUSTEES
Wednesday, July 29th, 2026 at 2:00 p.m. at
5824 N Jeeder Drive, Unit #70, Mountain Green, Utah 84050

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 were in attendance:

Blair Gardner, Chair
Nate Reeve, Secretary

Also present: George M. Rowley, Esq., and Betsy Fowler-Russon, Esq., WBA, PC, , District General Counsel; Derek Campbell, Pinnacle Consulting Group, LLC, District Accountant; and Angie Stokes, Lync Construction, Mandy Madrid, Reeve and Associates.

Pat Burns was absent and excused.

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. Reeve, the Board approved the agenda as amended.

<u>Confirm Conflict of Interest Disclosures</u>

The Board has been advised 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 the April 29, 2026 Regular Meeting

Mr. Rowley presented the minutes from the April 29, 2026 regular meeting to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Gardner and seconded by Mr. Reeve, the Board approved the minutes from the April 29, 2026 regular meeting.

Approval of Unaudited Financial Statements

Mr. Campbell presented the Unaudited Financial Statements to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Burns, seconded by Mr. Gardner, the Board approved the Unaudited Financial Statements.

Approval of Claims Listing

Mr. Campbell reviewed the claims listing with the Board for consideration. Following a motion duly made by Mr. Reeve, and seconded by Mr. Gardner, the Board approved of the claims listing.

Approval of 2025 Audit

Mr. Campbell provided a status to the 2025 Audit, noting that it is still being prepared by the Auditor and will be sent to the Board once received. No action was taken by the Board.

Discussion Regarding Special Assessments

Mr. Campbell engaged in a general discussion regarding the special assessment ordinance with the Board, noting they will begin on August 1 and will apply to interest and operating costs. Mr. Campbell also noted that the District has the December 1 payment available for interest but will need $25,000 to cover the operating costs. No action was taken by the Board.

Approval of the 2025 Annual Report

Mr. Rowley presented the 2025 Annual Report to the Board for consideration. Following discussion, upon a motion duly made by Mr. Gardner and seconded by Mr. Reeve, the Board unanimously approved the 2025 Annual Report.

Administrative Non-Action Items

None.

Adjourn

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

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

*/s/Blair Gardner*_____________________
Blair Gardner
District Chair

The foregoing minutes were approved on the 28th day of October, 2026.