MINUTES
FIELDS ESTATES PUBLIC INFRASTRUCTURE DISTRICT
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF FIELDS ESTATES PUBLIC INFRASTRUCTURE DISTRICT HELD A SPECIAL MEETING ON THURSDAY, APRIL 30, 2026 AT CLIFTONLARSONALLEN, 95 S. STATE ST., SUITE 1150, SALT LAKE CITY, UT 84111 AND VIA MICROSOFT TEAMS AT 1:00 P.M.

A. Call to Order

Mr. Carlson called to order the special meeting of Fields Estates Public Infrastructure District at 1:00 p.m. on April 30, 2026, at 95 S. State St., Suite 1150, Salt Lake City, Utah 84111 and via Microsoft Teams.

B. Roll Call

Mr. Carlson conducted a roll call. The following individuals were present:

Members Present:

- Pete Evans – Trustee (via Microsoft Teams)
- Terry Wade – Trustee (via Microsoft Teams)
- Bronson Tatton – Trustee (via Microsoft Teams)

Also Present:

- M. Thomas Jolley – District Counsel (via Microsoft Teams)
- Shana Bedard - District Counsel Paralegal (via Microsoft Teams)
- Lauren Warburton – District Accountant (in-person)
- Nic Carlson – District Manager (via Microsoft Teams)
- Ben Ferry – Flagship Homes
- Matt Rasband – Flagship Homes

C. Preliminary Action Items

None.

D. Public Comment

Trustee Evans made a motion to open the public comment. Trustee Wade seconded the motion. The motion carried unanimously. There was no public comment. Trustee Evans made a motion to close the public comment. Trustee Wade seconded the motion. The motion carried unanimously.

E. Consent Items

1. Approve the draft minutes of the board meeting held on December 2, 2025.

Following review and discussion, Trustee Evans made a motion to approve the draft minutes of the board meeting held on December 2, 2025. Trustee Wade seconded the motion. The motion passed unanimously.

2. Acknowledge renewal of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms.

   Following review and discussion, Trustee Evans made a motion to acknowledge renewal of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms. Trustee Adam seconded the motion. The motion passed unanimously.

3. Approve and ratify payment of claims since last board meeting.

   Following review and discussion, Trustee Evans made a motion to approve and ratify payment of claims since last board meeting. Trustee Adam seconded the motion. The motion passed unanimously.

F. **Action Items**

1. Consider adoption of Resolution 2026-01: A resolution authorizing the District to: (1) accept the resignation and withdrawal of Terry Wade and Bronson Tatton as Trustees from the District; (2) Ratify and adopt Resolution 212826B passed by the City Council of Salem City, Utah, on February 18, 2026, which accepted the resignation of Terry Wade and Bronson Tatton as trustees of the District and appointed Ben Ferry and Matt Rasband, as Trustees of the District and related matters; and (3) authorize the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

   Attorney Jolley reviewed Resolution 2026-01 with the Board, noting that Trustees Evan and Wade will sign the resolution. Following discussion, Trustee Evans made a motion to adopt Resolution 2026-01: A resolution authorizing the District to: (1) accept the resignation and withdrawal of Terry Wade and Bronson Tatton as Trustees from the District; (2) Ratify and adopt Resolution 212826B passed by the City Council of Salem City, Utah, on February 18, 2026, which accepted the resignation of Terry Wade and Bronson Tatton as trustees of the District and appointed Ben Ferry and Matt Rasband, as Trustees of the District and related matters; and (3) authorize the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution. Trustee Wade seconded the motion. The motion passed unanimously.

2. Administer Oaths of Office to Ben Ferry, Matt Rasband and Pete Evans.

   Oaths of Office were administered to Trustees Ferry, Rasband and Evans.

3. Election of District Chair.

   Following discussion, Trustee Rasband elected Trustee Ferry to District Chair. Trustee Evans seconded the motion. The motion passed unanimously.

4. Election of District Vice-Chair/Treasurer.

   Following discussion, Trustee Rasband elected Trustee Evans to District Vice-Chair/Treasurer. Trustee Ferry seconded the motion. The motion passed unanimously.

5. Election of District Clerk/Secretary.

   Following discussion, Trustee Ferry elected Trustee Rasband to District Clerk/Secretary. Trustee Evans seconded the motion. The motion passed unanimously.

6. Consider accepting Q4 financial statements for calendar year 2025.

   Ms. Warburton reviewed the December 31, 2025 Unaudited Financial Statements with the Board. Following discussion, Trustee Ferry made a motion to accept the December 31, 2025 Unaudited Financial Statements. Trustee Rasband seconded the motion. The motion passed unanimously.

7. Consider accepting the Q1 financial statements for calendar year 2026.

   Ms. Warburton reviewed the March 31, 2026 Unaudited Financial Statements with the Board. Following discussion, Trustee Ferry made a motion to accept the March 31, 2026 Unaudited Financial Statements. Trustee Evans seconded the motion. The motion passed unanimously.

G. Administrative Non-Action Items

1. Annual Board Training – Open and Public Meetings Act.

   Mr. Carlson reminded the Board to complete the required annual Board training for 2026.

2. Open meeting discussion with Board members of any public infrastructure district business.

   None.

H. Adjourn

There being no further business to come before the Board at this time, Trustee Ferry made a motion to adjourn the meeting at 1:20 p.m. Trustee Evans seconded the motion. The motion passed unanimously.