

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF TRUSTEES OF THE
WASATCH PEAKS RANCH UTILITY DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 27, 2024

A special meeting of the Board of Trustees of the Wasatch Peaks Ranch Utility District (referred to hereafter as the “Board”) was convened on Tuesday, February 27, 2024, at 5:15 p.m., at 36 S. State Street, Suite 500, Salt Lake City, Utah 84111. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees In Attendance Were:

Vance Bostock, Chair (via Microsoft Teams)
Ed Schultz, Vice Chair
Gary Derck, Secretary

Also, In Attendance Were:

Shelby Clymer, CliftonLarsonAllen LLP (“CLA”) (via Microsoft Teams)
Mitchell Lee, District Clerk
Evan Tufts, District Treasurer (via Microsoft Teams)
D. Brent Rose, Clyde Snow & Sessions, P.C. (via Microsoft Teams)
Nate Bell, WPR Development Company (via Microsoft Teams)
Jenny Robinson; Wasatch Peaks Ranch

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 5:33 p.m. by Trustee Bostock, who recited the following:

“As the Chair of the Board of Trustees of the WPR Road and Fire District, I hereby call this regular meeting of the Board to order at 5:33 P.M. on February 27, 2024, at 36 S State Street, Suite 500, Salt Lake City, UT 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: The Chair noted that there was no one from the public in attendance or participating electronically.

Minutes from October 31, 2023 Special Meeting and December 27, 2023

Special Meeting: Following discussion, Trustee Derck made a motion to approve the Minutes from October 31, 2023 Special Meeting and December 27, 2023 Special Meeting. Trustee Bostock seconded the motion. The motion passed unanimously.

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FINANCIAL MATTERS

Payment of Claims: Ms. Clymer reviewed the claims with the Board. Following review, Trustee Schultz made a motion to ratify approval of the payment of claims in the amount of \$1,292,466.74. Trustee Derck seconded the motion. The motion passed unanimously.

December 31, 2023 Unaudited Financial Statements: Ms. Clymer reviewed the financial statements with the Board. Following review, Trustee Derck made a motion to accept the December 31, 2023 Unaudited Financial Statements. Trustee Schultz seconded the motion. The motion passed unanimously.

Proposed Amendment to the Operating and Capital Budget for Calendar Year 2023 and Set a Public Hearing to take Public Comment on the Same: The Board discussed statutory requirements to amend a budget. Trustee Derck made a motion to set a public hearing to take public comment on the proposed amendment to the operating and capital budget for fiscal year ending June 30, 2024 on March 26, 2023 at 5:30 p.m. Trustee Schultz seconded the motion. The motion passed unanimously.

7% Interest Rate for Section 8 of the Funding and Reimbursement Agreement: Following discussion, the Board deferred approval, noting that it is not needed at this time.

OPERATIONAL MATTERS

Residential Water and Sewer and Specifications / Inspection Guidelines: Following discussion, Trustee Derck made a motion to ratify approval of Residential Water and Sewer and Specifications / Inspection Guidelines. Trustee Schultz seconded the motion. The motion passed unanimously.

Cross Connection Control Policy: Following discussion, Trustee Derck made a motion to approve the Cross Connection Control Policy. Trustee Schultz seconded the motion. The motion passed unanimously.

Cross Connection Control Ordinance: Following discussion, Trustee Derck made a motion to approve a resolution approving the Cross Connection Control Ordinance. Trustee Schultz seconded the motion. The motion passed unanimously. Attorney Rose will reformat the document accordingly.

MANAGER MATTERS

Utilization of Website: This item was deferred. Mr. Miller will provide recommendations for utilization moving forward at a future meeting.

CliftonLarsonAllen LLP Master Services Agreement and related Statements of Work for 2024: This item was deferred.

LEGAL MATTERS

First Amendment to Easement Agreement between Wasatch Peaks Ranch, LLC and WPRUD: Following review and discussion, Trustee Derck made a motion to approve and ratify the execution of the First Amendment to Easement

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Agreement between Wasatch Peaks Ranch, LLC and WPRUD. Trustee Schultz seconded the motion. The motion passed unanimously.

Easement Agreement between Wasatch Peaks Ranch North Village Condominium Owners Association, INC and WPRUD: Following review and discussion, Trustee Derck made a motion to approve and ratify the execution of the Easement Agreement between Wasatch Peaks Ranch North Village Condominium Owners Association, INC and WPRUD. Trustee Schultz seconded the motion. The motion passed unanimously.

TRUSTEES' MATTERS

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Derck motioned to adjourn the meeting at 5:54 p.m. Trustee Schultz seconded the motion. The motion passed unanimously.

Respectfully submitted,

By 
District Chair

Attest:


District Clerk