MINUTES OF A REGULAR MEETING OF
THE BOARD OF TRUSTEES OF THE
WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT")
HELD
JULY 13, 2026

A regular meeting of the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District (referred to hereafter as the "Board") was convened on Monday, July 13, 2026, at 4:02 p.m., at 36 S. State Street, Suite 500, Salt Lake City, UT 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:
Ed Schultz
Jenny Robinson

Also, In Attendance Were:
Todd Godfrey, Esq.; Hayes Godfrey Bell, P.C. ("HGB")
Carley Herrick, Matt Musil, Suzanne Bennett, and Kelli Reid; Wasatch Peaks Ranch

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 4:02 p.m. by Trustee Robinson, who recited the following: *"As a Trustee of the Board of Trustees of the Wasatch Peaks Ranch Public Improvement District, I hereby call this regular meeting of the Board to order at 4:02 p.m. on July 13, 2026, 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:

None.

Minutes of April 13, 2026 Meeting:

Trustee Robinson reviewed the minutes with the Board. Trustee Schultz made a motion to approve the Minutes of the April 13, 2026, Meeting. Trustee Robinson seconded the motion. The motion passed by Trustee Robinson and Schultz.

FINANCIAL MATTERS

Payment of Claims

Ms. Reid reviewed the payment of claims with the Board. Trustee Robinson made a motion to approve the payment of claims. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

Q1 2026 Financials

Mr. Musil led a discussion on the Q1 2026 Financials. Trustee Robinson made a motion to approve the Q1 2026 Financials. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

PID 2025 Audited Financial Statements

Mr. Musil led a discussion on the 2025 Audited Financial Statements. Trustee Robinson made a motion to approve the 2025 Audited Financial Statements. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

Financial & Compliance Self Evaluation Form & Fraud Risk Assessment

Ms. Reid led a discussion on the Financial and Compliance Self Evaluation Form and Fraud Risk Assessment. Trustee Robinson made a motion to approve the Evaluation Form and Risk Assessment. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

LEGAL MATTERS

Plat 3A.1 and 4A.1 Upper Townhomes Easement Agreements

Ms. Herrick reviewed the Plat 3A.1 and Plat 4A.1 Upper Townhomes Easement Agreements with the Board. Trustee Robinson made a motion to approve the 3A.1 and 4A.1 easement agreements. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Mr. Derck joined the meeting

TRUSTEES' MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Derck made a motion to adjourn the meeting at 4:12 p.m. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

Respectfully submitted,

By Jenny Robinson
Jenny Robinson (Nov 9, 2026 16:46:49 MST)
District Trustee

Attest: Carley Herrick
District Clerk

Minutes 07.13.2026 (WPR PID)

Final Audit Report 2026-11-09

Created:	2026-11-09
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