

MINUTES OF A REGULAR MEETING OF
THE BOARD OF TRUSTEES OF THE
WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 10, 2025

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, November 10, 2025, 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:

Gary Derck
Ed Schultz
Jenny Robinson

Also, In Attendance Were:

Jayne Blakesley, 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 Derck, 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 November 10, 2025, 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 July 14, 2025 Meeting:

Trustee Derck reviewed the minutes with the Board. Trustee Robinson made a motion to approve the Minutes of the July 14, 2025, Meeting. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

FINANCIAL MATTERS

Payment of Claims

Trustee Derck 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 unanimously by Trustee Robinson, Schultz, and Derck.

2026 Tentative Operating and Capital Budget:

Mr. Musil reviewed the tentative operating and capital budget for calendar year 2026 with the Board. Trustee Robinson made a motion to approve the tentative budget and to set a public hearing December 8, 2025 at 4:00 PM. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

LEGAL MATTERS

Plat 6A ICA and Easement Agreement:

Ms. Herrick reviewed the Plat 6A ICA and Easement Agreement with the Board. Trustee Robinson made a motion to approve the Plat 6A ICA and Easement Agreement. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

TRUSTEES' MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Robinson made a motion to adjourn the meeting at 4:08 p.m. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

Respectfully submitted,

By *Gary Derck*
District Chair

Attest: *Carley Herrick*
District Clerk






Minutes 11-10-2025 (WPR PID)

Final Audit Report

2025-12-08

Created:	2025-12-08
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAX_sxjE_IE2RifUJUZexh3w_zXgrNH2qQU

"Minutes 11-10-2025 (WPR PID)" History

-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)
2025-12-08 - 11:06:02 PM GMT
-  Document emailed to Gary Derck (gderck@wprdevco.com) for signature
2025-12-08 - 11:06:05 PM GMT
-  Email viewed by Gary Derck (gderck@wprdevco.com)
2025-12-08 - 11:08:56 PM GMT
-  Document e-signed by Gary Derck (gderck@wprdevco.com)
Signature Date: 2025-12-08 - 11:09:21 PM GMT - Time Source: server
-  Agreement completed.
2025-12-08 - 11:09:21 PM GMT