

Prospector Square Property Owners Association
October 22nd, 2025 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Dean Berrett, John Logan, Tom McCann, Terese Walton, Jay Niederhauser, Patrick Van Horn, Alex Brown, Kelly Pfaff, Morgan Pierce, and Sam Shepard.

Also in Attendance: Craig Dennis (Executive Director), Bill Ciraco (City Council Liaison), Chris Bullock (Property Manager), Abby Kimball (Property Manager Assistant), Steven Dennis (PC Public Transportation), and Sydney Maves (PC Public Transportation).

Meeting called to order by Katie Wilking at 4:02 p.m.

August 13th, 2025, Meeting Minutes were unanimously approved.

Election of 2025/26 - Officers/Executive Committee

- Katie Wilking, President
- Dean Berrett, VP
- John Logan, Treasurer
- Terese Walton, Secretary
- Alex Brown, At-Large
- Jay Niederhauser motioned to approve as slated. Katie Wilking seconded. The motion was unanimously approved.

City Council Report

- Vagrancy concerns: If issues reoccur, contact Park City PD and City Council.
- Funding updates for Prospector Square expected before Thanksgiving.
- Bonanza Park Development:
 - Two open houses held (~35 attendees); mixed feedback.
 - Proposed: 112 housing units and potential two-level underground parking.
- Recycle Utah relocation to Silver Summit in 2026.

Transit Updates - Steven Dennis and Sydney Maves

- Bus Stops in Park City:
 - 2024: 18 stops built
 - 2025: Design and planning phase for 66 stops
 - 2026: 46 stops planned
 - 2027: 20 stops planned
 - Contractor availability may allow 2026–2027 stops to be completed together.
- Bus Stops in Prospector Square:
 - 5 new stops (4 with shelters, 1 without)
 - Potential additions at stops: benches, trash cans, bike/ski racks, chairlift-style

seating.

- Pedestrian safety: bulb-outs with flashing lights, new crosswalks including one raised.
- 90% design completion expected by Fall 2025.
- Concern raised: Increased stops may lead to higher bus usage and strain the limited parking.

Financial Report - Craig Dennis

-Q1 Review

- Operating Income: -\$28,589
- Water Expense: -\$11,287 under budget
- Landscaping Expense: \$22,900 over budget

-AR Update

- 2 accounts >90 days overdue
- \$167,000 outstanding

-Current Cash: \$138,000

-ACH Enrollment: 14 of 64 members

-Executive Committee approved use of a set quarterly garbage amount for ACH purposes.

Master Plan Phase 3 Update

- Light fixtures replaced - dark sky complaint
- 100 ft of sewer line remaining; meeting with Alliance Engineering scheduled for planning.
- Two new monument signs to be installed within the next month.
- Estimated \$350,000 to complete sewer and asphalt in 2026.

Executive Director Priorities (2025-2026)

- Review renewal contracts for snow removal and parking enforcement.
 - Enforcement concerns: reduced patrols, lack of overnight coverage
- Master Plan oversight, funding, and construction.
 - Prepare for potential future assessments.
- Explore 10-year reserve study.

Common Area Discussion

- New mailbox cluster installed at Lot D.
- Discussion of Common Area usage and amenities.
 - Clarify what PSPOA should provide.
 - Mailbox related amenities.
 - Consider amenities for workforce employees in the area.
 - Enhance tenancy and occupancy.
- 84060 PO Box reimbursement information: <https://parkcity.gov/about-us/po-box-program>

Executive Director Report

- TCB task list nearly complete.
- Insurance rates tripled up to \$15,000

- Not budgeted as this was unexpected and last minute before renewal
- 30 minute parking signs may be too short; Craig to review.
- Lot D work is still in process. The garage will be power washed post-completion.
- Owners encouraged to add "No Trespassing" signage on buildings so Park City PD can enforce vagrancy.

Future Meeting Schedule - Wednesday's at 4 p.m.

- January 21st - Q2 Financials
- March 18th - Spring/Summer Construction
- April 21st - Preliminary Budget Discussion and Q3 Financials
- June 10th - Budget Approval
- July 15th - Annual Meeting
- August 12th - Election of Officers

Meeting adjourned by Katie Wilking at 5:33 p.m.