

Prospector Square Property Owners Association
February 12th, 2025 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Dean Berrett, Jay Niederhauser, Tom McCann, John Logan, Haleena Sideras, Sam Shepard, Kelly Pfaff, Jake Hardy, Blake Henderson, Jacqueline Faust, Teresse Walton, and Morgan Pierce.

Also in Attendance: Craig Dennis (Executive Director), Chris Bullock (Property Manager), Abby Kimball (Property Manager Assistant), and Jason Rose (PC Police).

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

November 20, 2024, Meeting Minutes were unanimously approved.

Park City Police Presentation - Jason Rose

- Report unusual activities by calling the non-emergency dispatch number.
- Keep all doors and stairwell doors locked to prevent unauthorized access and misuse..
- PC Police can control city streets but not the parking lots.

City Council Report - Bill Ciraco

- Review Kelly Pfaff's email to the Planning Director and Committee.
- Feedback from Members on the General Plan Update Meeting.
- A traffic Study will be sent to Members.
- Craig Dennis charged with drafting letter to council regarding General Plan

Financial Report - Craig Dennis

- Review of Balance Sheet and Budget Performance. Craig noted AR was at \$75,000 currently and that snow hauling will likely not exceed \$15,000 (a \$50,000 budget item) due to low snow year.

Master Plan Phase 3 Update - Dean Berrett and Craig Dennis

- Review map of completed projects.
 - Review of projects not completed in Lot A, Lot I, A to I Sidewalk, and other items.
 - Executive Committee recommended refinancing the loan to finish the project.
 - Consideration of 2025 consequences if PSPOA stops at Lot A or begins Berrett Lane.
 - SBWRD determined that an external grease trap is required at Alberto's.
 - Discussed ongoing sewer issues.
- Concluded with executive committee to finalize work plan for 2025 at its March 3 meeting and report back to board.

Parking - Craig Dennis

- Updated PSPOA Parking Rules and Regulations were unanimously approved. Website will be updated with updated Rules and Regs. The update addresses the move from paper permits to online vehicle registration, plus added two supporting documents
- There are 2 available parking spots in Lot D.
- PCHS students have been parking in Lot J but were warned.

Executive Director Report - Craig Dennis

- The Corporate Transparency Act is on hold.
- Dermatology House opened in January.
- Executive Committee requested estimates for security cameras. Craig is charged with getting quotes.
- Maps have been updated for individual lots. Available on Prospector website.

Future Meeting Proposed Schedule - Wednesdays at 4pm

- March 19th, Work Plan Update
- May 7th - Preliminary Budget Discussion
- June 18th - Budget Approval
- July 31st - Annual Meeting

Meeting adjourned by Katie Wilking at 5:48 p.m.