

Prospector Square Property Owners Association
March 19th, 2025 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Tom McCann, John Logan, Blake Henderson, Sam Shepard, Kelly Pfaff, and Morgan Pierce.

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

Meeting called to order by Katie Wilking at 4:04 p.m.

February 12th, 2025, Meeting Minutes were unanimously approved.

Financial Report - Craig Dennis

- Reviewed Balance Sheet and Budget Performance.
- Presented brief preliminary budget for 2025/26:
 - Association Dues increase of 5%.
 - Management Fee increase of 3%.
- Discussed implementing ACH for HOA Dues payments.

Master Plan Phase 3 Update - Craig Dennis

- Reviewed updates - Executive Committee Recommendations:
 - Work to begin April 1st - weather permitting.
 - Complete Lot A.
 - Install 3 manholes - including Lot I.
 - Connect 6-inch line to 8-inch line near the new manhole in Lot I.
- Review cost estimates for Summer 2025 Projects.
- Presented design for new monument sign.

Executive Director Report - Craig Dennis

- Review of letter sent to City Staff and Council.
- Asphalt is coming up in Lot G near the apartments.
- Work will begin in Lot D mid-April. Parking arrangements are TBD.
- Ongoing illegal parking by high school students.
- Chris and Craig will have a Summer Project walk through soon.
- Community Meeting for General Plan Update is scheduled to occur in April.
- Craig is obtaining estimates for security cameras for the dumpsters.
 - Feedback from the Board regarding security cameras.
- Craig will obtain estimates from attorneys for the CC&R review.

Future Meeting Proposed Schedule - Wednesdays at 4pm

- May 7th - Preliminary Budget Discussion
- June 18th - Budget Approval
- July 31st - Annual Meeting

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