

Prospector Square Property Owners Association
August 13th, 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, and Ryan Osario.

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

A quorum was not met.

Financial Report - Craig Dennis

- All members are current on dues.
- Operating income totaled \$53,698 at the close of the fiscal year.
- Review of Cash Flow Analysis.
- The Executive Committee has approved moving forward with ACH.
 - Garbage rates fluctuate each month, members will be charged an average rate.

Master Plan Phase 3 Update - Craig Dennis and Dean Berrett

- Concrete work near The Park Record Building was completed last week.
 - Landscaping is underway and nearly finished.
- Electric bikes have returned to Prospector.
- Lot I was patched and reopened.
- Costs are at 1.26 million.
- Estimated cost for final phase of A to I sewer upgrade is \$261,398.
- Review of leg 1, 2, and 3 of the sidewalk phase.
 - Completed with a cost variance of \$21,856.

Executive Director Report

- Sheraton received permission to expand their deck - contract agreement is pending.
- Haleena Sideras is leaving the board.

- Lot D work remains in progress - approx \$70,000.
 - Three parking spots available.
- Four bus stops will be installed in Prospector.
 - Stops will vary and may include a trash can, bike rack, bench, and covered shelters.
 - Executive Director will confirm the City's responsibilities for maintenance.
- TCB Update
 - Monitoring water usage.
 - Proposal to remove the grass between Sidewinder and Bonanza Drive next year.

Other Meeting Items

- Concerns raised about parking this upcoming ski season due to ongoing construction at Canyons and Park City.
- Discussion of turning off sprinklers along 248.
- Bill Ciraco will follow up with Rip the Strip.

Speaker Recommendations

- Park City Transit Official
- Public Transportation

Future Proposed Meeting Schedule - Wednesdays at 4PM

- October 22nd - First Quarter Financials
- January 21st - Second Quarter Financials
- March 18th - Spring/Summer Construction
- April 21st - Preliminary Budget Discussion & Third Quarter Financials
- June 10th - Budget Approval
- July 15th - Annual Meeting
- August 12th - Election of Officers

Meeting adjourned by Katie Wilking at 4:38 PM.