

Prospector Square Property Owners Association
January 21st, 2026 - 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, Alex Brown, Kelly Pfaff, Sam Shepard, and Blake Henderson.

Others in Attendance: Craig Dennis (Executive Director), Ryan Dickey (PC Mayor), Bill Ciraco (City Council Liaison), Tory Osorio, Chris Bullock (Property Manager), and Abby Kimball (Property Manager Assistant).

Meeting called to order by Dean Berrett at 4:05PM.

October 22, 2025 Meeting Minutes were unanimously approved.

City Council Report - Bill Ciraco

-Provided clarification of the maximum impact to Bonanza Drive/Prospector Square. Emphasized ongoing planning and public outreach to ensure transparency and avoid surprises.

-SR-248 is within Park City's jurisdiction, while SR-224 is managed by High Valley Transit.

Mayor Ryan Dickey Presentation

-Ensured that the Council will be proactive in discussions and community engagement regarding planning of SR-248 and Bus Rapid Transit.

-Park City owns the 5-acre parcel and will lease it to the developer, Brinshore.

-Ideas to build a bridge or tunnel to connect the 5-acre parcel to Prospector.

-Vote on SR-248 transportation improvements occurred in the past week.

-Discussed ideas for extending the Main Street Trolley to Prospector to improve connectivity.

-Highlighted the need for economic resilience during the weak winter season and future absence of Sundance.

Financial Report - Craig Dennis

- Operating account is performing positively.
- 20 new ACH sign-ups.
- Actively reviewing options for improved insurance.
- Garbage service increases
 - Repulic 3% vs Ace 6%
- Planning to meet with the Bank in May regarding a new loan.

Master Plan Phase 3 Update - Dean Berrett/Craig Dennis

- Work scheduled to begin April 1st, 2026, pending details of the SR-248 Project.
- Executive Committee to focus on exterior improvements.

Executive Director Report - Craig Dennis

- Upcoming contract renewals in late 2026: Snow Removal, Property Management, and Parking Enforcement.
- Reviewed parking statistics:
 - Total # of valid permits as of 01/19/26: 950
 - Total violations issued 01/01/25 to 01/19/26: 974
- Reviewed Lot D CRS work estimates vs actual billing.
- Fleet parking is about the same as last year.
- Consulting with the attorney regarding CC&R updates.
- All members are invited to tour Prospector Square and the parking lots.

Meeting adjourned by Katie Wilking at 5:43 p.m.

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

- March 18th - Spring/Summer Construction

-April 21st - Preliminary Budget Discussion & Q3 Financials

-June 10th - Budget Approval

-July 15th - Annual Meeting

-August 12th - Election of Officers