

Prospector Square Property Owners Association
April 22, 2026 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Dean Berrett, Tom McCann, Terese Walton, Jay Niederhouser, Sam Shepard, Kelly Pfaff, and Patrick Van Horn.

Others in Attendance: Craig Dennis (Executive Director) and Chris Bullock (Property Manager).

Meeting called to order by Katie Wilking at 4:05PM.

March 18, 2026 Meeting Minutes were unanimously approved.

City Council Report, Craig Dennis

- See slide presentation regarding Molly Miller at legislative conference and city projects.
 - Bonanza Park Update: two options for affordable housing.
 - Brinshore vs Park Option: Craig to meet with Molly.
 - Dean and Craig walked with City Manager, Adam Lenhard.
 - All board members recommended showing up to a City Council Meeting for connectivity.

Summer Landscaping Projects, Chris Bullock

- Lot A: new landscaping after the sewer project.
- East side Sun Creek: new water and fire-wise landscaping.

Master Plan Phase 4 Update, Dean Berrett/Craig Dennis

- Work began April 6th.
- Grease trap to be installed April 23rd.

Financial Report, Craig Dennis

- Review of next year's budget.
 - Approval at next meeting.
 - 5% dues increase.
 - Capital Reserves to pay the Lot I loan.
 - Monument sign replacement.
 - Increase recycling budget.
- Discussion for budget to include Prospector Square events: block party, outdoor events, wine tasting, and more marketing.
- Seal coat scheduled.

CC&Rs

- See slide presentation.
- Craig met with Matt Hutchinson.
- Board to review mailbox and patio encroachments in CC&Rs.

Executive Director Report, Craig Dennis

- New bar to open at Club Lespri/The Parlor.
- Snow, Property Management, and Parking Enforcement contracts due later this year.
 - Discussions have started with Snow and Property Management. Discussions for Parking Enforcement will begin in June.
- Lot D work to begin May/June to waterproof the South wall.
- Discussion of 5-year Asphalt Plan
 - Lot K
 - Summer Maintenance: Lot A seal coat
 - Chris Bullock spoke to Rim Rock Engineer about frost heaving Lot G.
- Notices to be sent regarding insurance certificates for patio furniture.

Board Terms

-Recommended by the Executive/Nominating Committee to nominate the below four trustees up for election this year and to keep the current board at 12 members.

BOARD OF TRUSTEES UP FOR ELECTION THIS YEAR:

- Katie Wilking, current president/commercial broker
- Dean Berrett, past president/Berrett Mortgage
- John Logan, retired CPA/Suncreek
- Sam Shepard, Kensington Investments

TERM EXPIRES 2027

- Alex Brown, Carriage House
- Jay Niderhauser, CPA
- Terese Walton, Gaddis Investments
- Patrick Van Horn, Owner/2064 Prospector
- Morgan Pierce, PC Museum
- Kelly Pfaff, Prospect Executive Offices
- Blake Henderson, Regus Building
- Thomas McCann, PC Sheraton
- Ryan Osario, Rise Dental/1800 Prospector

Meeting adjourned by Katie Wilking at 5:26PM.

Future Meeting Schedule - Wednesday's at 4PM

- June 10th - Budget Approval
- July 15th - Annual Meeting
- August 12th - Election of Officers