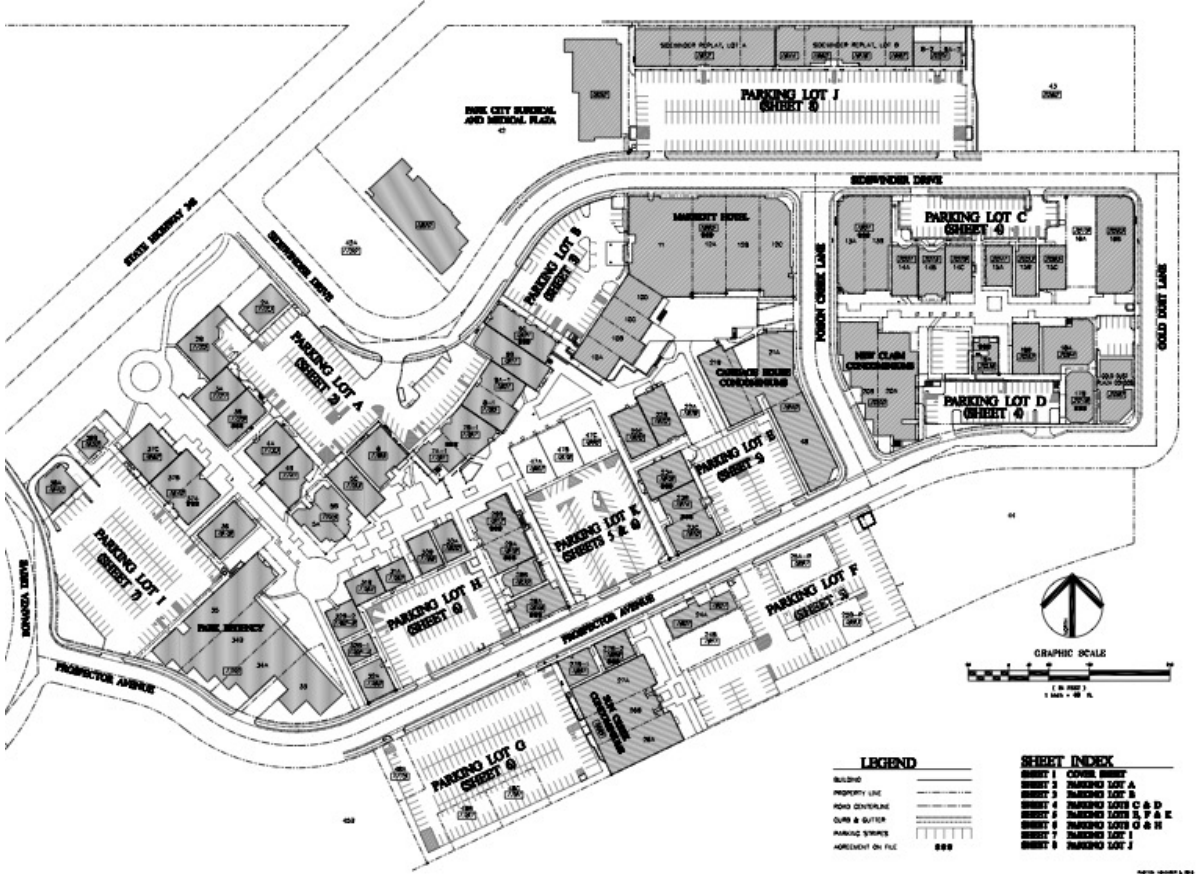


# PROSPECTOR SQUARE

Property Owners Association





Property Owners Association

## BOARD MEETING AGENDA

March 18, 2026 | 4:00-5:30 pm  
Park City Sheraton | Wasatch Room

**Open Meeting,**  
Katie Wilking, Board President

**Board Attendance Recorded**  
**Guests - Agenda Overview**

**Approval of prior meeting minutes**  
**Jan. 21, 2026**

**City Council Report, Molly Miller**

**Prospector Square Property Owners Association**  
**January 21st, 2026 - 4:00pm**  
**Board Meeting Minutes**  
**Board Presentation and Agenda available at**  
[www.prospectorsquare.com](http://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.

# Fire Mitigation & City Irrigation Rebate Program

Susan Cordone, Conservation Coordinator –  
PCMC Water Department

Cherie Wellmon, Fire Marshal, PCMC

**Note:** PSPOA currently cooking at east side SunCreek  
& Lot A Berm Near 7-11 for Upgrades/fire reduction

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**PSPOA  
currently looking  
at east side  
SunCreek  
& Lot A Berm  
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Upgrades/fire  
reduction**



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# **Bonanza Park Presentation Canceled**

**City Council Discussion Thursday evening**

## **Financial Report, Craig**

Eight Month Budget Performance  
Loan from First Community Bank  
Overview of AR

See Packet

## Priorities for 2026

### **Master Plan Oversight/Funding/Construction -- 40%**

- Develop a five-year plan for use of capital reserves and future projects
- Working with property management company, significant improvement to the way in which PSPOA's basic infrastructure is being maintained to get the "look" desired by board members and all stakeholders.
- 2026 Landscaping Improvement Plan.

## Priorities for 2026

### Financial and Contract Management – 30%

- Put in Place Financing for Lot I Improvement
- Review CC&R's with potential Fiscal year move
- Plan for long-term succession planning with new board appointments at July annual meeting
- Negotiate successfully Snow Removal and Property Management Contracts Up for Renewal in 2026
- Review and Renew Parking Enforcement Contract Up for Renewal in November 2026.
- Review bi-monthly current and future cash flows

## Priorities for 2026

**Government and Community Relations;  
Communications with Prospector board and owners,  
including emails and website maintenance— 30%**

- Communicate with city staff on the SR-248/Bonanza Rapid Bus Proposal
- Develop throughout the year stronger relationships with city management team

## Priorities for 2026

### Garbage Plan

- During Year, Meet with City Sustainability Staff at Least twice. Add Recycle Utah to the mix. Ask for a Square Sustainability Audit.
- Review current member charging formulas, including potentially using a “garbage engineer.”

## Discussion on Priorities

## Master Plan Phase 3 Update

Craig Dennis/Dean Berrett

- Sewer Work Begins April 6
- Repaving of parking lot in June?
- Lot I Impacts
- Engineering for Drainage
- With Final Billing Done, Next Invoices for those paying capital assessment quarterly down 40%



# Executive Director Report

## Contracts Coming Due Later This Year

- Snow, Property Management, Parking

## Lot D Update

## CC&R's

## Five-Year Asphalt Plan

- Lot K ???
- Summer Maintenance . . . Seal Coat Lot A; Crack Seal Elsewhere
- Frost Heave Lot G

## Mailbox at Doug Porter's

## All West Request

## Highway 248 Rapid Transit Update

## Back Patio Activation at Sheraton

# Future Meeting Schedule

All meetings, Wednesday, 4 p.m.

April 21 -- Preliminary Budget Discussion & Third Quarter Financials

June 10 -- Budget Approval

July 15 -- Annual Meeting (following week is Pioneer Day on Friday)

August 12 – Election of Officers

## *Speakers You Would Like to Hear?*

New City Manager

248/Bonanza Planning Team

# Feedback & Discussion