

Prospector Square Property Owners Association
August 12th, 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, Jay Niederhouser, Patrick Van Horn, and Kelly Pfaff.

Others in Attendance: Craig Dennis (Executive Director), Wade Dessenberg (TCB Representative), Molly Miller (City Council Liaison), Nicolas Marin (Guest), Brinshore Representative, and Steve and Lisa Swisher (Brinshore).

Meeting called to order by Katie Wilking at 4:02PM.

June 10th, 2026 Meeting Minutes were unanimously approved.

Election of Board Officers

-Recommended At-Large Member by Executive Committee: Tom McCann
-Jay Niederhauser motioned to approve the slate of officers as listed below. Patrick Van Horn seconded. The motion was approved unanimously.

- Katie Wilking, President
- Dean Berrett, Vice-President
- Terese Walton, Secretary
- John Logan, Treasurer
- Alex Brown, At-Large
- Tom McCann, At-Large

City Council Report, Molly Miller

- Updates on the City's conversation regarding traffic flow improvements on Sidewinder to be provided to the board.
- A speed trailer and increased patrols will be around Sidewinder as school resumes.
- Signs prohibiting high school parking will be installed in certain lots.

Bonanza Park Presentation, Lisa and Steve Swisher (Brinshore)

- Presented a proposed affordable housing project that includes a sloped underground parking garage.
 - Various amenities ideas like an amphitheater, food truck plaza, and arts workshop.
- Shared plans for a commercial development project - approx 30,000 sq ft.
 - Concepts include a coffee shop, ice cream parlor, and other retail establishments.
- Planning to use geothermal heating to address snow removal on walkways.
- Construction is scheduled to begin December 2027, pending approval.

Summer Landscaping Project Updates

- Seal coat/patching at Lot A and K completed.
- East Sun Creek landscaping is ongoing.
- Mulch has been placed throughout the Square.
- Prospector Map signs are expected to be installed beginning of September 2026.

Master Plan Phase 4 Update, Craig Dennis/Dean Berrett

- \$50k under budget.
- A \$30,800 warranty bond payment to the Snyderville Basin Water Reclamation District (SBWRD) sewer district is due September 2026. SBWRD will help maintain and inspect lines for a 1-year period, then take over fully.

Financial Report, Craig Dennis

- Major Outflows: \$40,792 (Asphalt Maintenance) and SBWRD Bond (\$30,800).
- Incoming: \$17,500 (City Construction Easement) and \$78,500 (AR).
- Review of 15-month budget plan.
 - \$81,000 for landscape improvements over 2 summers.
- \$132k in reserves by the end of September 2027.
- Collecting \$180k in capital reserves starting November 2029 - no projects planned yet.
- Lot K and node 3 will need funding eventually - estimated cost \$300k to \$500k.

Executive Director Updates, Craig Dennis

- Sprinkler pipe broke in Lot D garage - cost \$7,200.
- Discussion/thoughts of continued parking issues.
 - 5-Acre Bonanza Project may use Prospector surface parking.
 - Can PSPOA obtain some revenue from ticket fines?

Meeting adjourned by Katie Wilking at 5:15PM.

Future Meeting Schedule - Tentative

All meetings, Wednesday, 4 p.m. at Sheraton, except for Oct. 14, 2027

- Wednesday, Oct. 21, Quarterly Results, Post Office Maybe, CC&R
- Wednesday, Jan. 20, Quarterly Results, Winter Update
- Wednesday, Feb. 24 / Plan Spring, Final CC&R Review)
- Special Membership Meeting, Wednesday, March 24 (Tentative for CCR)
- Wednesday, April 21, Quarterly Results
- Wednesday, July 28, Quarterly Results
- Wednesday, Sept. 15 (Budget adoption)
- Annual Membership Meeting, Thursday, Oct. 14
- Wednesday, November Nov. 10, Officer Election