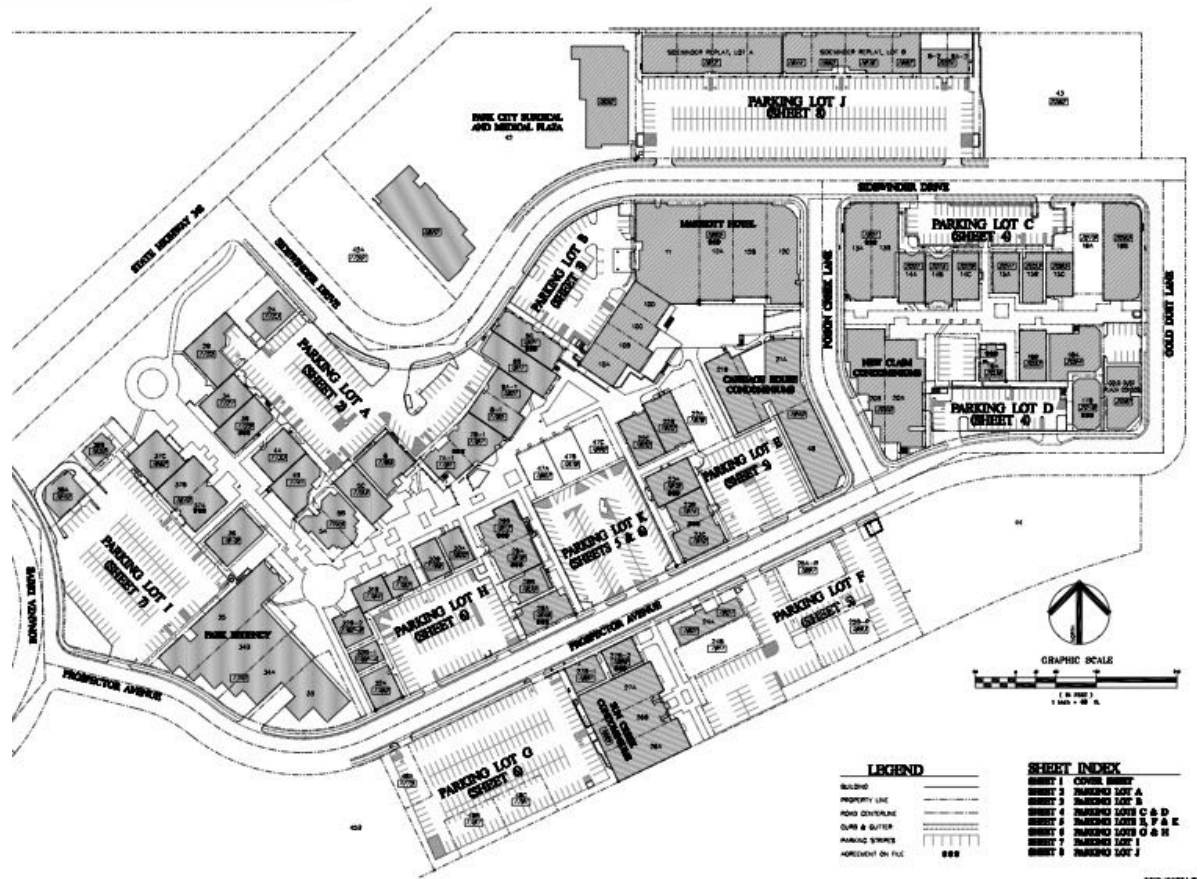


PROSPECTOR SQUARE

Property Owners Association





Property Owners Association

BOARD MEETING AGENDA

August 12, 2026 | 4:00-5:30 pm
Park City Sheraton

Open Meeting,
Katie Wilking, Board President

**Board Attendance Recorded
Guests - Agenda Overview**

**Approval of prior meeting
minutes June 10, 2026**

**Prospector Square Property Owners Association
June 10, 2026 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com**

Members in Attendance: Katie Wilking, Tom McCann, John Logan, Kelly Pfaff, Morgan Pierce, and Blake Henderson.

Others in Attendance: Craig Dennis (Executive Director), Molly Miller (City Council), Celia Peterson (Environmental Sustainability Project Manager), Chris Bullock (Property Manager) and Abby Kimball (Property Manager Assistant).

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

April 22, 2026 Meeting Minutes were unanimously approved.

City Council Report, Molly Miller

- City Commissioners to discuss Bonanza Park soon.
- Brinshore vs Park is in the hands of City Commissioners.
- No further updates for 248 Rapid Bus.

Waste Reduction/Recycling Presentation, Celia Peterson

- Park City has ongoing issues with garbage and recycling (limited space, unauthorized dumping, inconsistent labeling, etc.)
- Reviewing data to obtain county composters/composter facility for organic waste.
- Waste Reduction Ordinance
 - Haulers (Republic, Momentum, etc.) will need to check in with PC to report when/where/what and properly label bins.
 - All businesses are required to have trash and recycling accounts or register as a self-hauler and provide metrics.
 - Chief Building Officials will have authority to impose fines for businesses that regularly contaminate recycling.
 - Green Business Program can help businesses with training and best practices.

Summer Landscaping Projects, Chris Bullock

- An application has been submitted for Lot A and the East Side of Sun Creek. Waiting for approval.
- Mulch, gravel, and cobble is being delivered and placed at Sun Creek.
- Continuing the rock along Picobo Street Building.
- Flower baskets have started being hung around the square.

Master Plan Phase 4 Update, Craig Dennis

- Pavement work to begin June 13th through the 20th.
- Project expenses are within budget.

**City Report, Molly Miller
Followed by
Brinshore Development
Lisa & Steve Swisher**

Note: Planning Commission Meets Tonight

Election of Board Officers

Executive Committee recommends existing officers,
with a possible future meeting revisit

Katie Wilking, President

Dean Berrett, Vice-President

Terese Walton, Secretary

John Logan, Treasurer

Alex Brown, At-Large

In addition, recommending adding Thomas McCann as At-Large

Summer Maintenance Projects Update



Asphalt Work Last Weekend

\$40,800 Project

Two Lots Seal Coated, Lot K Patched/Coated

Summer Maintenance Projects Update

Other Projects

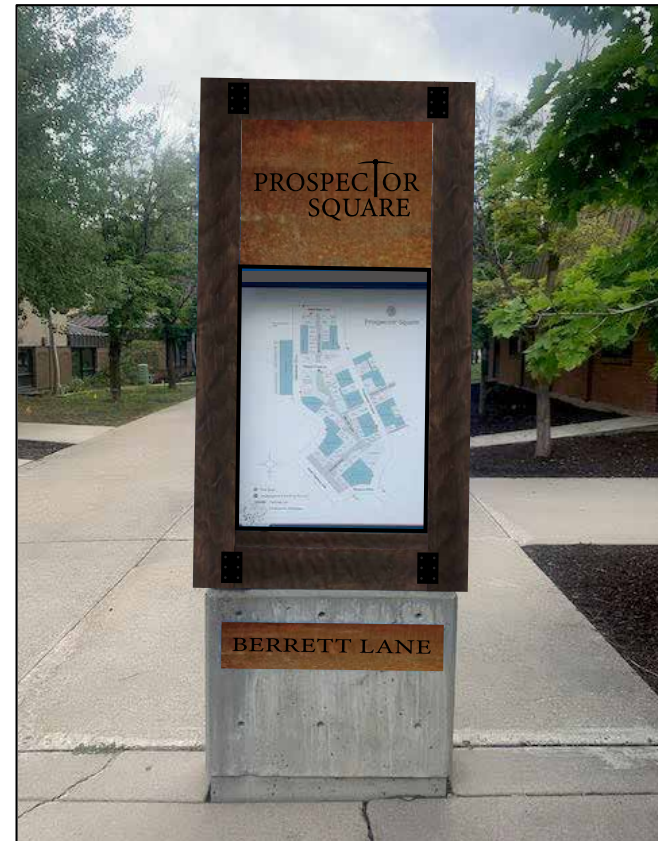
Mulch throughout Square/Done

East Side Sun Creek

Lot A Berm

Rock along Picabo St. Building

Map Signs



PROSPECTOR
SQUARE

Master Plan Phase 4 Costs



MASTER PLAN PHASE 4/PSPOA

FINAL COST as of 7/29/26

Project
Overall
Expenses

Soils Disposal

April	\$33,037
May	\$8,989
June	\$599
Sub-total/Summit County	\$42,026

Miller Paving Costs

Asphalt Patch	\$10,605
Concrete Work	\$7,704
Collaring	\$7,106
Striping	\$2,418
Repave, 2" Overlay	\$95,608
Sub-total/Miller	\$123,440

Daley Excavating

Sewer Line Replacement

4/21 Invoice	\$44,038
4/27 Invoice Grease Inter.	\$14,288
5/04 Trench box/plates	\$13,456
Storm Drain	\$17,326
5/15 Two-Weeks	\$17,819
6/4 Final Bill	\$42,196
7/23 Sidewinder Work	\$1,450
Sub-total/Daley	\$150,573

SBWRD One-Year Warranty Bond \$30,885

Miscellaneous

Car Repair	\$2,726
TCB Lot Prep	\$180

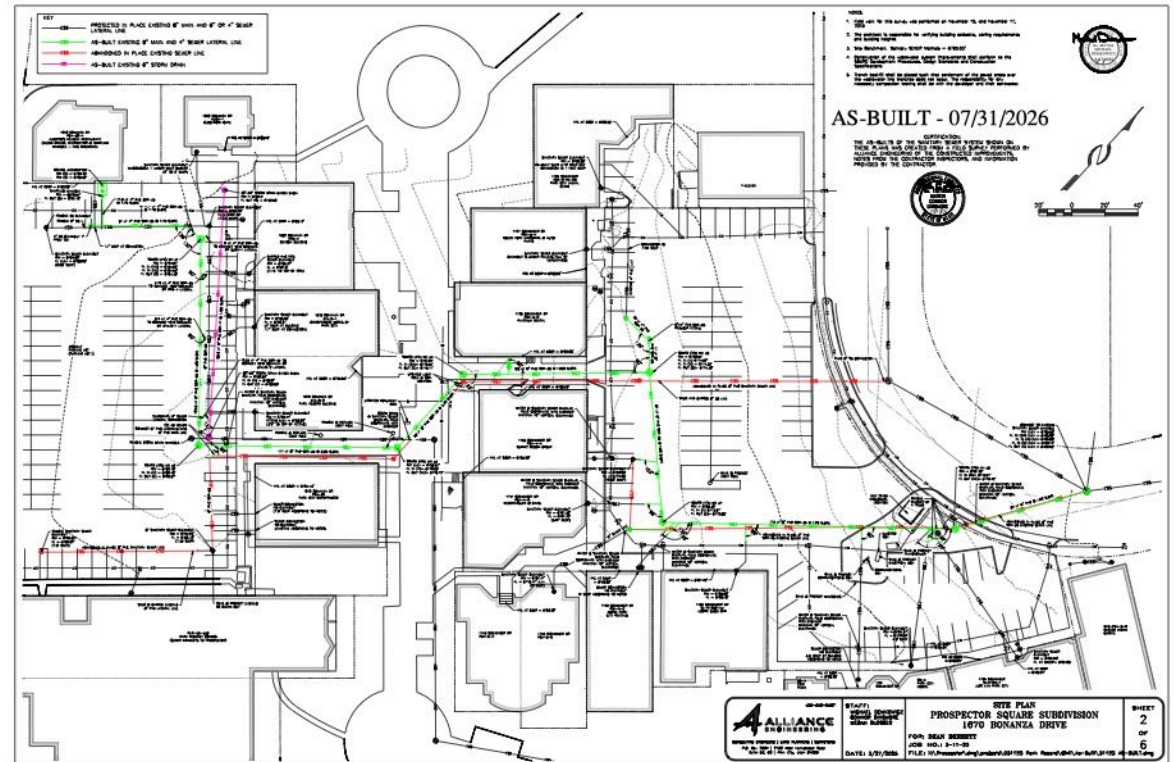
TOTAL \$349,831

Budgeted for Phase 4/Loan \$400,000

Difference \$50,169

What next

- Turn In As-Built To SBWRD
- Pay One-Year \$30,800 Warranty Bond
- September SBWRD Board Meeting



Financial Report

Represents six-month
rainy-day fund

Two Major Outflows:
\$40,792 Asphalt Maint.
\$30,800 SBWRD Bond

But Incoming:

Accounts		Totals
Lot D Garage x7445	\$51,487.89 Current	CASH \$452,629.21 5 accounts
Master Plan x6786	\$14,781.68 Current	CREDIT BALANCE \$349,831.00 1 account
Primary Operating x6654	\$0.00 Current	
PSPOA MP Phase 3 x0799	\$23.03 Current	
REPO SWEEP ACCOUNT x2994	\$386,336.61 Current	
PROSPECTOR SQ PROP x0525	\$349,831.00 Balance	

City Construction Easement, \$17,500; AR at \$78,500. Current Assets = \$411,000

In Your Packet, 15-month Budget Plan, Shows Break-Even Budget
It shows \$50,000 net income by Dec. 31, Disappearing by June Due to Snow Costs
It has \$81,000 for landscaping improvements across two summers

	July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	August	Sept.	TOTAL
Capital Reserve Income/Expense																
Capital Reserve Income																
500100 - Reserve Income- Dues	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	231,061
500120 - Reserve Income-Interest Inc																0
Reserve Income - Other																0
Total Reserve Income	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	15,404	231,061
Reserve Expense																
600605 - Loan Paydown/MP4					8,667	8,723	8,779	8,836	8,893	8,950	9,008	9,066	9,125	9,184	9,303	98,535
600607 - Loan Interest	2,260	2,260	2,260	2,260	2,260	2,204	2,148	2,091	2,034	1,977	1,919	1,861	1,802	1,743	1,684	30,766
600608 - Loan Fees																0
Capital Planning																0
Capital Landscaping Projects																0
Capital Concrete Projects																0
Capital Waste/Trash Reduction																0
Capital Asphalt projects																0
Capital Activation -- Signage, Lights, Etc																0
600609 - Other Projects																0
Total Reserve Expense	2,260	2,260	2,260	2,260	10,927	10,927	10,927	10,927	10,927	10,927	10,927	10,927	10,927	10,927	10,987	129,301
Net Capital Reserve Income	13,144	13,144	13,144	13,144	4,477	4,477	4,477	4,477	4,477	4,477	4,477	4,477	4,477	4,477	4,417	101,760
Return of SBWRD Bond															30,800	
Accumulated Reserves By Month		26,288	39,432	52,576	57,053	61,530	66,006	70,483	74,960	79,437	83,913	88,390	92,867	97,343	132,560	

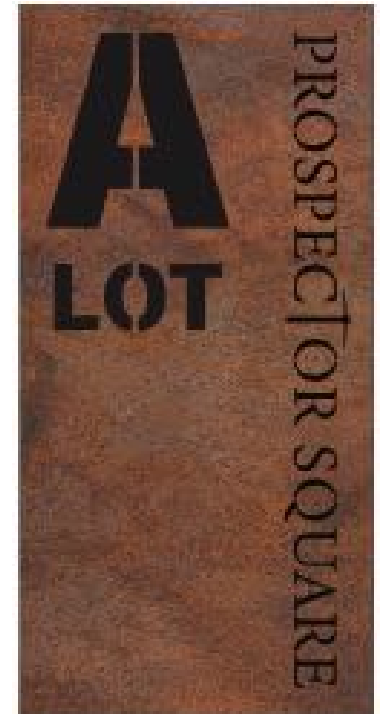
What Now:

- \$132,000 in reserves by Sept. 30, 2027
- Plus \$80,000 in New/Enhanced Landscaping
 - Take advantage of \$3/sq. ft. city grass rebate
- Starting November 2029, collecting \$180,000 in capital reserves with no dedicated project yet
- At Some Point, Lot K & Node 3 Need Funded
 - \$300,000 to \$500,000 estimate only
- Parking/Traffic and Garbage Studies Mentioned
 - City Can Potentially Help, Main St. Republic Up Next Year
 - Parking/Traffic Grant Tied to Olympics?



Some Ideas

Signage, Node 1 Pavers,
Dumpster Enclosures, Waste
Sites, Art Work (Moose)



OR:

Pay-off the loan in Two-Years

(very few Projects, but lots funds in Three-Years)

OR

Spread it out over Five-Years

(more interest, more funds available up front)

DISCUSSION on Priorities

Also Plan on Polling Members

Executive Director Updates



City Request for Economic Priorities

Waste Reduction

CC&R's

Insurance Quotes

Sidewinder Traffic

Bus Stop Update, \$17,500 in Construction

Easement Received Today

Property Taxes, Down 1.8%

\$10,780



Executive Director Updates

Lot D Update

Five Stalls Available

Sprinkler Pipe breaks, \$7,200

Work on Water Leakage, Starting now

Executive Director Updates

12 Month Violations

656 Overnight

261 Daytime

917 Total

458.5 50% Pays Assumption

\$150 Fine

\$68,775 Total Collections

\$2,349 Fee/Month

\$28,188 Yearly

Parking Enforcement
Contract Update

The Pay Assumption is an Estimate

Future Meeting Schedule

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

Wednesday, Oct. 21, Quarterly Results, Post Office Maybe, CC&R, Waste Reduction

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

Meeting Location subject to change

DO THESE DATES WORK?

Feedback & Discussion