Prospector Square Property Owners Association

February 28th, 2024 - 4:00pm

Board Meeting Minutes

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Members in Attendance: Dean Berrett, John Logan, Katie Wilking, Jay Niederhauser, Teresse Walton, Kelly Pfaff, Josh Pepper, Morgan Peters, Joe Cronley, Jake Hardy, Alex Brown, and Haleena Sideras.

Also in Attendance: Craig Dennis (Executive Director), Chris Bullock (via Zoom, TCB Property Management), and Bill Ciraco (City Council Liaison).

Meeting called to order by Dean Berrett at 4:08 p.m.

November 15th, 2023, meeting minutes were unanimously approved.

**Open Meeting**

-Josh Pepper will be leaving Sheraton. Temporary task force manager will take his place for the time being.

**Succession Planning**

-Craig and Dean are ‘recruiting’ new board members.

-Alex Brown, John Logan, and Katie Wilking will join the executive committee.

-Jay Niederhauser, Josh Pepper, and Joe Cronley will step down.

-John Logan will become the treasurer.

-Dean Berrett will step down as President. Katie will take the position as President in August 2024.

-Dean will continue to stay on the executive committee.

-Dean motions to approve the above board and executive changes. Jay Niederhauser motioned and Teresse Walton seconds the motion.

**City Council**

-Introduction of Bill Ciraco, our new city council liaison.

**Financial Report, Craig Dennis**

-Discussion of budget performance.

-Share of Sheraton membrane cost is $138,428.

-Discussion of PSPOA Cash Flow Analysis.

**Master Plan Phase 3, Dean Berrett**

-Overview of sewer work maps.

-Work for Lot C will begin about April 15th.

-Lots A to I: SBWRD approved the extension line agreement for about $450,000.

-Need board input regarding staging and keeping businesses open.

-Albertos, Clockwork, and Este will be required to update their grease systems.

**Executive Director Report, Craig Dennis**

-Tax Bill appeal hearing occurred on February 22nd, 2024.

-350% increase in taxes due to a 500% increase of special assessment.

-TCB will haul more snow, as needed.

-No Berrett Lane Block Party is planned.

-Craig is waiting on an estimate for Lot J and H from Republic. May look into Ace dumpsters at some locations.

-Craig will be on vacation from March 6th to 15th.

**Parking Enforcement, Presentation** **by Craig Dennis**

-Approximately 900 parking stickers have been issued. Parking application forms can be found on prospectorsquare.com.

-New entrance signs with proper and legal language have been put up (including a Spanish sign by Aspen Villas).

-Craig created coded hang tags for Sheraton garage, Sheraton employees, Hertz, and fleet parking. Lot D hang tags coming soon.

-Concerns by members and tenants: fines are too high, too much time restricted, want to park in front of business, and staff forgets to pass out temporary permits.

-Craig will meet with Interstate Parking at the end of the season to reflect on the first Winter season with them.

-Discussion of limiting fleet parking spots.

-Review square footage data.

-Richardson Flats as an option.

-Limit a certain number per owner/tenant.

**Future Proposed Meetings (4PM)**

-Wednesday, April 10

-Wednesday, May 15

-Wednesday, June 19

-Annual Meeting: Wednesday, July 17 or Monday, July 22

Dean Berrett adjourns the meeting at 5:43 p.m.