**PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION**

**BOARD MEETING MINUTES**

Meeting held Oct. 4, 2023 | 4:00-5:30 pm | Park City Lodging

Dean Berrett, Board President, opened the meeting.

**Members in attendance-** Jay Niederhauser, Patrick Van Horn, Kelly Pfaff, John Logan, Katie Wilking, Heleena Sideris, Alex Brown, Teresse Walton, Josh Pepper, Blake Henderson and Dean Berrett. Others in attendance: Executive Director Craig Dennis, City Council member Tana Toly, and Chris Bullock of TCB Property Management

**Prior meeting minutes from Aug. 30, 2023** were approved.

**City Council Report Gave the City Council Report:** She noted new bus services; the Bonanza Park meeting on Oct. 6, work on the WOW trail, city approval of fee waiver for Prospector Square permits, saving PSPOA $25K

**Bonanza Park Options:** Interim city Planning Director Rebecca Ward assistant city manager Jennifer McGrath gave a 30-minute Presentation on various options being considered by planners. The city is about halfway through the planning process.

**Financial Report: Craig** Discussed currently financials and noted three interest bearing accounts have been set-up, including a $70,000 7-month CD tied to the Master Plan account and a $200,000 CD tied to Master Plan account. Both are earning about 5.4%. The operating account now is a Sweep Account earning about 3.2 percent. It typically has a balance ranging from $200,000 to $350,000, depending on time of year.

There was also discussion about billing illegal dumping,

**Master Plan Phase 3 Update, Dean and Craig**

Lot E: Many frustrations but almost done

-Dean: There was good news and bad news. City water leak delays fixed by city, caused 2-to-3-week delay, these water repairs helped facilitate a strong relationship with the city.

-Soils in lot E was less contaminated than expected, so able to haul local 3-mile canyon dump site, separated big rock out to save on tonnage

- Expected sign-out from Snyderville Water Reclamation District the next week

-- Craig mentioned winter planning now starting for work in 2024, including sewer line replacement and repaving of Lots A, C, and I as well as two inch asphalt overlay in Lots E and J.

-- Twelve new solar lights are being installed in four parking lots.

**Executive Director Report**

* PSPOA Property Tax Bill, Appeal Filed
* Sprinkler costs higher than expect
* Getting quotes on solar lights in interior lighting
* Josh Pepper gave a Sheraton update- 60 cables repaired- delay is on concrete- one entry at a time- next week membranes being installed- construction for next year will be mainly underground.
* Priorities for the next week’s: Parking enforcement and Next year construction

**Parking Input** – Craig asked the board for input on the following. It was agreed that Craig would send out the questions withing two days to the Parking Committee and Board members for written imput. The questions are:

**Should PSPOA charge more than $50/month for fleet commercial vehicles over three? Most renewals come up on Dec. 1**

**Should work at home commercial vehicles be allowed in Prospector Square? Example: Carpet cleaning service van, snow removal truck resident who lives in a condo and does snow blowing elsewhere?**

**Should we move toward a hang tag for Sheraton garage parkers from nearby residential units at $75 to $80/month? Funds would be deposited in a fund toward enforcement and future improvements?**

**Meeting was Adjourned**

**Future Meeting Proposed Schedule**

Wednesday, Nov. 15

Wednesday, Jan. 10

Wednesday, Feb. 28