**Prospector Square Property Owners Association**

**Board of Directors**

**May 10, 2023**

**Meeting Minutes**

**Open Meeting,** Dean Berrett, Board President

**Board Attendance Recorded, Three board members in attendance**

Dean Berrett, Heleena Sideris, Jay Niederhauser

 No quorum; meeting for information only

**Review of prior meeting minutes March 15, 2023, Page 8 of board packet**

 **April 27, 2023, Page 4 of board packet**

**Financial Report, Craig**

 Current Financials, Page 10 of board packet

 Current AR Status, Page 14 of board packet

 Next Year’s Budget, Review and Input, Page 17 of board packet:

Review: Key notes: 4 Percent operating dues increase, put in interest income rates, parking permit income went up, more fleet parking, create a separate line with accounting services with Laurie the numbers are going to change. Workers comp is $600, had a fall on ice. Need to change a lot of signage for the upcoming year, TCB is changing snow removal rates up 5%. Trash and income should be a wash. Ending income of $40,000. $43,000 over budget. Made lots of progress in gaining support, the community sees us as an opportunity. People are excited to see improvements. Collect $105,000 of capital reserve to pay off loan, Loan will be paid off December 2024. Can use capital reserve the following year. Want to spend it on rebuilding Lot K and behind the building.  Most construction will be done next year of the new assessment.

The budget will be up for final adoption at the June 14 board meeting to be recommended to the full membership at the July 19 annual meeting.

**No City Council Report**

**Master Plan Phase 3 Vote Update and Next steps**

Invoices have already gone out

 Sewer Meeting Tomorrow: with the sewer district

 Bank Discussion: Able willingness to give money

 Correspondence from Ryan Hoffman of First Community Bank, Page 20 of board pack

 KPCW has done a story on passage

Erik Daenitz of the city Correspondence, Page 21 of the board packet

**Quick Executive Director Report**

 Seven new lights in Lot J: going in before Memorial Day

 Parking Committee: Scheduling a meeting in late June

 Johnny Wadsen Correspondence, Page 22: construction is going fast

 Dean Berrett strongly suggested a study

 Sheraton Garage

 Construction

 Long-Term usage

 Lot D garage

 Executive Committee Recommended Rate go from $70 to $100: a month because of repairs down there, paint etc.

 Summer Events, June 10 & September 9 Berrett Lane BLOCK PARTY 2, Page, 23:

**Garbage Overview/Presentation**

 History:

Review Billing

Illegal Dumping Problem

Scheduling # of Pickups

Executive Director Craig Dennis’ “Gut” … there is more garbage

Pickup issues are always with Republic, not Ace

Momentum Recycling Proposal

Rates: Republic did the same to Recycle Utah and can’t prepare for it. Republic charges 60 dollars a year to Summit county that gives money to republic we are supposed to get a residential credit. We are not getting any credit. Republic has a residential contract with a credit built in, but puts additional charges on it. The garbage fees with waste overcharge, give bad fees. Ace doesn’t give fees. Should ask to get rid of surcharge diesel fees now that prices are down. We don’t have consistency with residences making trash. Seen as a community recycle, even though it goes to trash because it is contaminated. Recycling is not making any money. There are lots of other tenants paying outside companies to take and separate recycling. Good Earth, keep it simple and just do cardboard. Property tax credit and unit both get charged. Momentum is expensive. We want to preserve and conserve but we need the city to help people sign.

Board Recruitment: Craig recommended PSPOA should make terms longer than two-years as required in CC&R;s. Reach out to others that are interested. We can grow the board to 15 with a minimum of 5. With all the construction going on growing the board will be helpful.

Next meeting June 14