

Prospector Square Property Owners Association

February 1st, 2023 - 4:00pm

Board Meeting Minutes

Board Members in Attendance: Dean Berrett, Joe Cronley, John Logan, Katie Wilking, Josh Pepper, Jacqueline Faust, Heleena Sideras, Jake Hardy

Also in Attendance: Craig Dennis (Executive Director), Chris Bullock (Property Manager),

Meeting Called to order by Dean Berrett at 4:05pm.

Executive Director Remarks:

Craig: Our snow haul budget will be increased this year. Our budget is 40k this year. However, we have already hit 25k over budget. Snow haul is being hauled to a location in Kimball Junction. The water budget is up as well because irrigation was on longer. We did not hang lights up so we saved 3k.

Dean: Recommending a plan to the city about the Arts and Culture.

Craig and Josh: Sundance went decent. Some things were chaotic after being gone for 2 years.

Craig: Graffiti. We have ordered paint to go over them. Rock thrown at a window at the Sheraton on the 1st floor at poison creek.

Craig: New Monument Sign is not in the budget but we will look at it for next years budget.

Craig: Wrona has been bought by a local. He plans to clean it up and rent it out for others to use.

Garbage Concerns Craig: We believe that there is illegal dumping. Chris and Craig will look into possible security cameras for the dumpsters.

Parking Concerns Craig: We are having a lot of parking concerns. We have witnessed skiers parking and then getting on the bus. Lot A the lot is still almost full at 9pm at night and still full at 6:45am. About 18 cars have been towed (in the past week???)

Jacqueline: Witnessing people pulling into our parking lot and changing then unmarked cars picking them up. Might be happening at Lot A as well. Chris: I have started tagging cars that are there all day when it is supposed to be short term parking (30 minutes to 2 hours).

Male Voice: Construction works or housemaids using parking lots for a carpool/park and ride so they can go up to Old Town. We are having additional pressures because snow takes up spots and sides of the road which means less spots for parking.

Master Planning

Craig: We asked Miller Paving to look at estimates. Dean has signed with a firm on January 31st, 2023 for lot work.

Male Voice: We tried to prioritize what needs to be done since prices are getting much higher. Prioritize A, I, C, E, and sewer. With parking lots, we also have to do sidewalks, lighting, and landscaping.

John: We should look into dry-scaping so we don't need to cut the grass all the time and less water.

Chris: It will cut down on the operation. But there will still be operations that will need to be done. Still essential to keep some green so the area will look nice.

Katie: Likes the idea to keep green but keep water costs down.

Joe: Owners of Abode will be supportive of the continued upgrade of Prospector Square.

Dean: The affordable number came up to \$1.6 million from Members for sewer, asphalt, restoration, 4 or 5 additional miscellaneous items. Lot A and I are a part of the full master plan but we have been hit by a large increase of costs. Discusses potential cuts that we may need to take.

John: We need to get what is necessary done. If it's necessary, then hopefully members will agree and pay to complete the work.

Katie: Dragging it out will be more meetings and more bids which can be harder in the long run. Everyone has different financial situations but it should be okay for dues to go up a little to help with necessary items.

Dean: Does not think that members will pay the increased dues, not even 60%. It might take additional meetings and bids anyways as we work on fixing properties. We should continue making it affordable for now.

Dean: We want to break ground with something in this upcoming construction season. Whether it may be sewer or asphalt. Future Meetings

Wednesday, March 15th - Might move to an earlier date. Wednesday, May 3rd - Preliminary Budget Wednesday, June 14th - Budget Adoption

Dean Berrett adjourns the meeting at 5:00pm.