

Prospector Square Property Owners Association

March 15th, 2023 - 4:00pm

Board Meeting Minutes

Board Members in Attendance: Dean Berrett, Joe Cronley, John Logan, Katie Wilking, Jaqueline Faust, Teresa Walton, Jake Hardy

Also in Attendance: Craig Dennis, Chris Bullock

Meeting called to order by Dean at 4:06pm.

Feb 1, 2023 meeting minutes were unanimously approved.

Financial Report - Craig

Snow is out of budget, due to the amount of snow hauling, about \$50,000 above. Current AR Status (quarterly dues) are attached to the Agenda. At day 60, we begin late fees.

City Council Report - Tana Toly

PCMR is staying open until April 23rd. High Valley Transit will be continuing throughout the season. Meeting with Snow Park and expansion with Deer Valley (TBD). We will have an Earth Day Celebration (TBD).

Special Board Meeting - Wednesday, April 5th

Craig called a Special Board Meeting. Discussion about water reports/rates and recycling plans. Invites all membership to join to see presentations.

Executive Director Report

Lot D was cleared on Monday (3/13). Snow has been falling off roofs due to weather, Craig might send warning emails out. Chris is still trying to clean out Lot J, asking quorum if they have any tenants or relations to please move cars so it can be cleared out (mainly in the middle of the parking lot). Discussion about closing Lot J at night so that snow removal can be completed. A deposit has been made for Lot J lights.

Graffiti occurred a couple days ago, still an issue. A meeting with Erik Daenitz occurred.

Membrane estimate for Sheraton garage is \$330,172. As of now, there is no word about fixing the Liquor Store roof. Lastly, June 10th will be the day off the Berrett Lane Block Party 2. Craig will send a volunteer email out soon.

Garbage Concerns

The fine policy is not great for illegal dumping. Open discussion: \$150 fine? \$250 fine? Others are thinking about increasing the fine because it is taking up our time and money. Chris explains that he saw a tenant from Lot J dumping 15 bags before this meeting. Other properties that Chris works at are a \$500 fine and possibly a police call. Dean is interested in the idea of giving the police a call. Better communication needs to occur with Property Managers and Tenants. In April, Craig will bring a garbage policy for the Board and executive committee to vote on.

Parking Concerns

The parking committee has had one meeting so far. The city might help us with parking enforcement. Chris has towed about 40 vehicles this season. Skiers have been towed that jump onto the bus, usually Lot F. The violation tickets have had an impact in parking lots near Carriage House. Chris has spent time in Lot A, he was able to tag 14 vehicles with a warning. The next day, there were 6 vehicles that had no pass still and did not move, he will start being more aggressive in that lot. Discussion about employees receiving a parking sticker to make it easier to see who is in lots. However, that will create a large task. Discussion about having employees having their license plate recorded so we can be aware. The city is having some discussions about contractors parking with technologies.

Master Planning

Members have generally been in agreement to continue work on the Master Plan since 2015. Dean Berrett said we want to be fiscally responsible while working on the Master Plan. The CC&R's require that 60% of PSPOA members need to support the proposal. Option 1 is \$1.6 million for sewer replacement, asphalt rototill and additional enhancements for the property (garbage/compactor related). Discussion about exhibit A, B, and C for \$1.6 million. Many members have been wanting the sewer systems to be updated/new. With option 1, all of the sewers will be able to be replaced. Replace 6 inch lines to 8 inch lines. Jacqueline at Carriage House makes a comment that due to their property issues that a 3 year plan would be the best for them. If paid early, there is a 5% discount incentive (Due Mid-July). The Executive Committee and Board discuss a 2 vs 3 year assessment for the Master Plan.

Joe motions Exhibit A and all 7 committee members have approved. Vote and meeting will occur Thursday, April 27th at 5 pm.

A point to have meetings to change to 5pm. Committee members may be held up at work and are unable to attend the usual 4pm meeting time. Especially for the upcoming meeting on April 27th with proxies.

Vote about Exhibit A was rescinded. Payment due was changed from 30 to 60 days. All 7 board members have re-voted and approved sending the Resolution to members for a vote.

Other Business

Future Meetings

Wednesday, April 5 - Special Informational Meeting

Wednesday, May 10 - Preliminary Budget

Wednesday, June 14 - Budget Adoption

Wednesday, July 19 - Annual Meeting

Dean adjourns the meeting at 5:37pm.