



# Prospector Square

## Prospector Square Property Owners Association Notice of Special Meeting & Assessment Voting Package

March 24, 2023

Dear Prospector Square Property Owners Association Member:

This letter serves to notify you of the Prospector Square Property Owners Association (PSPOA) Special Meeting called by the Board of Trustees to discuss and vote on a Special Assessment to fund the implementation of Phase 3 of the Master Plan. The Special Meeting will be held on:

**Thursday, April 27<sup>th</sup>, at 5:00 pm**  
**Park City Sheraton | Wasatch Room | 1895 Sidewinder Drive, Park City, Utah 84060**

In preparation for the Special Meeting, enclosed is the Special Assessment Voting Package, which includes:

1. **Cover Letter** – PSPOA Board explanation to pursue an assessment for Phase 3 of the Master Plan, including use of funds, total cost of assessment, scope of improvements, estimated timelines and financing updates.
2. **Ballot** – Each Member can vote YES or NO to adopt the Resolution. Completed ballots can be delivered by regular mail, fax, email or by hand at the Special Meeting. See Ballot Instructions for more detail. All Members in good standing have the right to vote in person or by Proxy (see below).
3. **Resolution of the Board of Directors** – The Resolution defines the amount of Special Assessment and the process by which the Board can proceed with collection of funds and implementation of Phase 3 of the Master Plan. The Resolution will only be adopted if 60% or more of the votes present in person or by proxy vote YES on the ballot.
4. **Proxy** – If Members cannot attend the Special Meeting and cannot submit a completed ballot prior to the Special Meeting, they can assign someone to vote on their behalf via the proxy. All proxies must be delivered prior to or upon commencement of the Special Meeting.
5. **Scope of Work and Budget** – A summary of the improvements defined in Phase 3 of the Master Plan as well as the corresponding cost. The total Phase 3 Master Plan costs (design, construction, reserves) is \$1,600,000.
6. **Payment Schedule** – If the Special Assessment is approved, funds will be collected via quarterly payments for 3 years, beginning May 15, 2023, which equals 12 total payments. Three quarterly assessments will be collected in 2023. Each Parcel Owner can identify their share of the total Special Assessment and their corresponding quarterly payment on the enclosed Payment Schedule. A five percent discount is offered if the overall parcel assessment is paid in full within 60-days of the initial billing.
7. **Site Map with Parcel Numbers** – If necessary, use this map to identify Parcels and their related Parcel Numbers.
8. **Website** – Additional Master Plan materials (site planning and design, Special Assessment Voting Packet, etc.) can be found at Member presentation at <http://www.prospectorsquare.com/member-resources/future-improvements>. The special meeting presentation will also be uploaded prior to the meeting.

If you have any questions, please contact the Board President or Executive Director.

The PSPOA Board  
[info@prospectorsquare.com](mailto:info@prospectorsquare.com)  
801.368.4303 | Executive Director  
Craig Dennis



## Introducing Phase 3 of the Master Plan

Since approval of a \$1.1 million, two-year assessment of Phase 1 in 2017 and its subsequent construction in 2018, PSPOA has completed Phases 2a and 2b using existing cash reserves and a short-term bank loan that will be paid off in 2024. Now your board of directors has determined it is time to move on to Phase 3; get PSPOA out of managing sewer lines and provide necessary upgrades throughout the Square.

**The PSPOA Board unanimously supports and recommends that the membership approve the special assessment.**

Each of the phases completed to date have been consistent with the Master Plan adopted in 2016. The completed phases have provided the following:

- Phase 1 (2018): Upgraded Lots D and H, including new asphalt, sewer lines, lighting, sidewalks and garbage enclosures. Phase 1 monies also provided construction drawings and cost estimates for Phase 2 and Phase 3.
- Phase 2a (2020): Working in partnership with a lot owner constructing two buildings in Lot G, rebuilt the parking lot to Master Plan standards.
- Phase 2b (2021): Rebuilt one block of Berrett Lane East between Poison Creek and Gold Dust to Master Plan standards.

With these phases completed, PSPOA surveyed members in late 2021 on their priorities in completing the Master Plan. Replacing the private sewer lines was the number one choice while continuing other upgrades as funds permitted. The PSPOA Executive Committee and board looked at various options, including one plan that upgraded four parking lots to Master Plan standards. That plan came in at \$3.6 million. To complete the Master Plan, including Berrett Lane improvements, now approaches \$8 million. With higher interest rates, it was determined a loan did not make sense. And many on the board were concerned \$3.6 million was too much to ask in a special short-term assessment.

The board determined, instead, to take a less costly approach by proposing replacement of the sewer lines and turn over maintenance to the local sewer district, repave five parking lots, including the four lots where sewer lines are being replaced, and several other enhancements to make Prospector Square look more presentable. These upgrades include new lighting, enclosures, signage and concrete replacement and are detailed elsewhere in this packet. The sewer line replacement is approximately half of the assessment and provides a good foundation for future improvements. Lots being repaved are A, C, E, I and J.

Work in Lot K will be determined at a later date when the construction plans are known for the three vacant parcels on the north side of that lot. Improvements in that lot and future Berrett Lane enhancements can likely be paid from future capital reserve collections, currently at \$165,000/year. Those funds are currently committed for the next two-years to pay off our loan and assist the Sheraton in replacing the membrane in Lot B. In two years, those funds will be available. The Sheraton, itself, is investing \$1.9 million to shore up the underground garage that shares parking with Prospector Square.

Supporting a less costly Phase 3 of our Master Plan does not in any way reduce the commitment of the Board to accomplish 100% completion of the entire Master Plan. Repaving the lots buys the association another ten to 15 years of asphalt life. At some future point a Prospector board might determine to do a complete rebuild of those lots. In addition, we continue to encourage the city to look at rebuilding Sidewinder Drive that will improve sidewalks and entrances to our parking lots, similar to the work that was done on Prospector Ave. in 2018.

The board encourages you to attend the Special Member Meeting to be held on April 27, 2023, at the Sheraton at 5 p.m. If you cannot attend, please return the ballot or proxy that is enclosed.

**RESOLUTION OF BOARD OF DIRECTORS  
OF PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION**

**WHEREAS**, the Board of Directors of Prospector Square Owners Association (PSPOA), a Utah non-profit corporation (the "Board"), has worked with consultants to develop a renovation master plan for the renovation of capital improvements of Prospector Square; and

**WHEREAS**, the renovation master plan design is complete (known collectively as the "Master Plan" and available at [www.prospectorsquare.com](http://www.prospectorsquare.com)) and reconstruction has been completed on Phase 1 (Lots D and H), Phase 2A (Lot G), and Phase 2B (Berrett Lane East).

**WHEREAS**, in order to continue progress on the Master Plan components and increase the life of PSPOA assets, the PSPOA board proposes to the membership to move forward on a Phase 3 as outlined in Exhibit B for a \$1,600,000 member assessment. The Phase 3's primary goals are to:

1. Replace six-inch sewer lines with eight-inch lines to meet current standards in Lots A, C, E and I that PSPOA now maintains and turn over maintenance of said lines to Snyderville Water Reclamation District. (Estimated at \$770,000)
2. Repave with a two-inch rototill and overlay Lots, A, C, E, I and J. (Estimated at \$295,000)
3. Upgrade multiple areas with lighting, signage, concrete replacement and garbage/recycling enclosures and receptacles (Estimated at \$335,000)
4. Contingency funding of \$200,000 (Approximately 15%) to cover unexpected expenses of above, permitting and project manager.

**WHEREAS**, the Board has determined that the implementation of Phase 3 will require raising \$1,600,000 and

**WHEREAS**, the Board has received designer and contractor estimates to base the above request of members and intends to begin construction in the 2023 construction season, recognizing work could take two to three years based on cash flow from the assessment and

**WHEREAS**, the Board has determined that such funding should be raised through a special assessment to all Owners pursuant to Section 5.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Prospector Square Subdivision, a Planned Commercial Development, Park City, Summit County, Utah (the "Declaration"); and

**WHEREAS**, the Board has authority under such Section 5.4 of the Declaration, subject to the assent of at least 60% of the Owners present in person or by proxy, to levy a special assessment upon the Owners to implement Phase 3 of the Master Plan.

**WHEREAS**, the Board desires to propose to the Owners a special assessment upon the Owners for the implementation of the foregoing, effective only upon the assent of the Owners as contemplated in such Section 5.4

**WHEREAS**, the Board desires that a membership vote of Owners on this special assessment request take place within 45-days of approval of this resolution by the Board, as contemplated in such Section 5.4

**NOW, THEREFORE, IT IS HEREBY RESOLVED** That Phase 3, as outlined in Exhibit B, is hereby approved by the Board and sent to the Owners for their assent.

**FURTHER RESOLVED**, that a special assessment be levied upon all Owners pursuant to Section 5.4

of the Declaration in the amount of \$1,600,000 to be used as outlined in Exhibit B. The special assessment will be paid by the owners in twelve (12) quarterly assessments over a term of not less than three(3) years; provided, in the event an Owner prepays all installments of its special assessment on or before the due date (60-days from billing) of the first installment of the special assessment, the Board shall grant to such Owner a discount equal to five percent (5%) of such Owner's entire special assessment. The proposed capital assessment and Owner payments is outlined in Exhibit C.

**FURTHER RESOLVED**, that in the event that the Owners assent under Section 5.4 of the Declaration, the first installment will be billed within 15-days of said approval and subsequent billings will appear on the Owner's regular quarterly dues billing. Assessments are due within 30-days of receipt and subject to penalties, late fees and liens if not paid in a timely fashion.

**FURTHER RESOLVED** that all funds collected from the Owners through the levy of such special assessment shall be applied as outlined above. Any contingency funds not used in Phase 3 will be deposited in the association's reserve fund for future capital improvement projects.

**FURTHER RESOLVED**, that the Board actions described in each of the foregoing Resolution shall become effective only with the required assent of the Owners under Section 5.4 of the Declaration.

**ADOPTED** this 15<sup>th</sup> of March, 2023, by the Board of Directors of the Prospector Square Owners Association, a Utah non-profit corporation.

BY: \_\_\_\_\_  
DEAN S. BERRETT

ITS: President



# Prospector Square

## PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION (“ASSOCIATION”) PROPOSED APPROVAL

### BALLOT INSTRUCTIONS

**Please complete the ballot attached hereto to cast your vote on the proposed approval of the Resolution of the Association Board attached hereto (hereinafter the “Resolution”).**

**By completing the ballot, you are given the opportunity to vote for or against approval of the Board Resolution. The Resolution will only be adopted if 60% or more of the votes present in person or by proxy vote YES on the ballot.**

- Upon completion, please return your ballot to the designated Association official(s).
- In order to be counted, the voting member must be in good standing.
- The ballot must be received by the Association before the end of the meeting.
- A separate ballot should be completed for each Lot.
- All ballots must be completed, dated and signed.

### **Assent to and Approval of the Resolution:**

Assent to and approval of the Resolution would constitute approval by the Prospector Square Lot Owners of the Board levying a Special Assessment against all Prospector Square Lots and Owners in the maximum amount of \$1,600,000.00, to be used for the purpose of implementing “Phase 3 of the Master Plan” pertaining to the renovation and improvement of Prospector Square, including upgrading sewer lines, repaving parking lots and other enhancements as outlined in the voting package. Phase Three of the Master Plan is available for review on-line at <http://www.prospectorsquare.com/member-resources/future-improvements>, and also at the Offices of the Association’s Executive Director: 1670 Bonanza, Suite 205, Park Record Building, Park City, UT

**BALLOTS MUST BE RECEIVED BEFORE THE END OF THE MEETING. BALLOTS MAY BE SUBMITTED IN ADVANCE VIA ONE OF THE FOLLOWING METHODS:**

*If mailing, please allow three days for receipt. Must be received by noon, April 27, 2023*

**Prospector Square Property Owners Association**

**Attn: Craig Dennis**

**P.O. Box 680344**

**Park City, Utah 84068**

**FAX: 435.649.2560**

**EMAIL [info@prospectorsquare.com](mailto:info@prospectorsquare.com)**

**or [cdennis@prospectorsquare.com](mailto:cdennis@prospectorsquare.com)**



# Prospector Square

## BALLOT

**The undersigned, being a Lot owner in PROSPECTOR SQUARE  
and a Member of the PROSPECTOR SQUARE PROPERTY  
OWNERS**

**ASSOCIATION, hereby casts one (1) vote as follows  
[Please check the appropriate box]:**

<b><i>Proposed Approval of Resolution</i></b>	<b><i>Vote</i></b>
<i>It is proposed that the Resolution of the Board of the Association attached hereto be assented to and approved by the Owners</i>	<b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/>

---

**Signature of Owner/Representative (and Title, if Owner is an entity)**

---

**Printed Name of Owner/Representative**

---

**Name of Entity/Association (if applicable)**

**Parcel/Lot Number:** \_\_\_\_\_

**Parcel/Lot Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# Prospector Square

## PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION

\*\*\* PROXY \*\*\*

THE UNDERSIGNED, being a "Member(s)" of the Prospector Square Property Owners Association, as defined in Section 1.11 of that certain "Amended and Restated Declaration of Covenants, Conditions and Restrictions of Prospector Square Subdivision, a Planned Commercial Development, Park City, Summit County, Utah" effective the 1<sup>st</sup> day of June, 1996, and recorded as Instrument No. 458513, in Book 00979, Page 00311-00351, of the Official Records of Summit County, Utah (the "Declaration"), hereby constitute(s) and appoint(s) \_\_\_ to be the undersigned's true and lawful attorney-in-fact and proxy with full power of substitution and revocation, to attend and represent the undersigned at the Special Meeting of the Prospector Square Property Owners Association scheduled to be held at **5pm Mountain Standard Time on Thursday, April 27, 2023, at Park City Sheraton | 1895 Sidewinder Drive, Park City, Utah 84060**, or any adjournment thereof; and for and on behalf of the undersigned to vote on any question, proposition or resolution, or any other matter which may come before such meeting, or any adjournment thereof, upon which the undersigned would be entitled to vote if present.

Receipt of notice of the aforementioned meeting is hereby acknowledged. The undersigned hereby revoke(s) any proxy or proxies previously given with respect to the subject matter of this proxy. This proxy shall be null and void if any of the undersigned attend such meeting.

IN WITNESS WHEREOF, the undersigned has/have executed this proxy on the \_\_\_\_\_ day of \_\_\_\_\_, 2023\_.

Member Entity (if applicable):

Member's Signature (and Title, if Member is entity):

Print Name:

Co-Member's Signature (if applicable):

Print Name:

Address and Lot Number of Member's real property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TO BE VALID, THE APPOINTING MEMBER MUST BE IN GOOD STANDING AND THE PROXIES MUST BE SIGNED, DATED AND RECEIVED BY THE ASSOCIATION OFFICIAL PRIOR TO THE COMMENCEMENT OF THE MEETING.** This Proxy presented at the commencement of the meeting will be accepted, but we ask that member submit this Proxy in advance *via* below to allow the official to organize the Proxies.

**MAIL**                      **Prospector Square Property Owners  
Association Attn: Craig Dennis  
P.O. Box 680344  
Park City, Utah 84068**

**FAX**                        **435-649-2560**

**EMAIL**                    **info@prospectorsquare.com**

**EXHIBIT B****Phase 3 Master Plan . . . \$1.6 million assessment  
DETAILED EXPENDITURES**

<b>SEWER (Jan. 2023 Quote from Daley Excavating)</b>		
Sewer Lots I to A	450,565	8 Lights
Sewer Lot E	140,805	2 Lights
Sewer Lot C	121,301	0 Lights
<b>TOTAL Sewer</b>	<b>712,671</b>	
<b>Replace Concrete Lot A to I</b>	<b>60,000</b>	
<b>10 Parking Lot Lights for Safety</b>	<b>84,000</b>	<b>\$7,000 each quote from D&amp;D Electric</b>
<b>RotoTill and Pave Five Deteriorating Parking Lots</b>		
Lot I	61,920	Price was updated May 2022 by Miller Paving
Lot A	61,200	
Lot C	25,200	
Lot E	50,000	
Lot J	98,330	
<b>Total Paving</b>	<b>296,650</b>	
<b>Beautification &amp; Physical Upgrades</b>		
Replace Lighting on Berrett lane	50,000	Match what was done on Berrett Lane East
Concrete Replacement	50,000	Fix unsafe concrete throughout Square
12 Stone Seating Areas	12,000	Nodes 1 and 2 on Berrett Lane
Update Monument Signs	30,000	Park City Signs Quote, Fix Five Rusty Signs
Replace Compactor	50,000	Have quote from Ace Disposal
Replace Enclosures	60,000	Have initial Quotes
<b>TOTAL UPGRADES</b>	<b>252,000</b>	
<b>TOTAL</b>	<b>1,405,321</b>	
Contingencies on Above	195,000	13.88% Need for unexpected soil disposal costs possible entryway concrete replacement temporary asphalt patching Sewer bonding cost
<b>GRAND TOTAL</b>	<b>1,600,321</b>	



## ASSESSMENT PER OWNER FOR PSPOA MASTER PLAN PHASE 3

## PROPOSED MASTER PLAN ASSESSMENT

\$1,600,000

Current Operating Dues/Cap Collections	Three-Year Collection Per Year
\$698,597	\$533,333
Percent Increase From Current	
76%	

## PSPOA OWNERSHIP

Member	Parcel	Physical Address - All Park City, UT	Lot Size	Building Factor	Total Factor	% of Dues	% of Voting
Resort Retailers	2A	1723 Siderwinder	6,375	2,560	8,935	0.72%	1.50%
PET Properties, LLC	2B	1725 Siderwinder	6,375	4,160	10,535	0.85%	1.50%
Robert B. Schultz	3A	1727 Siderwinder	3,150	6,180	9,330	0.75%	0.74%
Wallace Buchanan	3B	1729 Siderwinder	3,600	7,050	10,650	0.86%	0.85%
Sally Wilkison	4A	1733 Siderwinder	3,250	4,260	7,510	0.61%	0.77%
Henderson Development LLC	5A/B	1745 Siderwinder	7,200	7,410	14,610	1.18%	1.70%
Abode, LLC	5C	1753 Siderwinder	3,400	6,800	10,200	0.82%	0.80%
Club Lespi Condo Assoc	6	1765 Siderwinder	4,550	10,690	15,240	1.23%	1.07%
Siderwinder Investments LLC	7A1, 7B1	1781 Siderwinder; 1787 Siderwinder	6,922	13,310	20,232	1.63%	1.63%
Shrewd Minnow Siderwinder, LLC - Bellaire	7A2/7B2	1960, 1944, 1976, 1992 Siderwinder	12,308	21,700	34,008	2.75%	2.90%
Alder Construction	8-179A1	1795-1802 Siderwinder	5,554	11,010	16,564	1.34%	1.31%
Turning Leaves Production	82/9A2	2024 Siderwinder	4,695	5,150	9,845	0.80%	1.11%
Sir Gaiwah Garden, LLC	9B	1811 Siderwinder	5,182	10,360	15,542	1.26%	1.22%
Park Centennial HOA	9C	1821 Siderwinder	4,405	9,000	13,405	1.08%	1.04%
Park City Sheraton	10A/B/C/D, 11, 12A/B/C	1895 Siderwinder	45,195	168,900	214,095	17.29%	10.65%
DABS	13A 13B1-2	1901 Siderwinder	11,352	10,940	22,292	1.80%	2.67%
Prospector Prop	14A	2001 Siderwinder	3,000	6,000	9,000	0.73%	0.71%
Joe Thomas	14B	2015 Siderwinder	3,200	6,400	9,600	0.78%	0.75%
Georgetown Building LT	15C	2029 Siderwinder	2,800	7,250	10,050	0.81%	0.66%
S. Scott Kinche DDS, Inc.	15A	2041 Siderwinder	2,400	4,710	7,110	0.57%	0.57%
Park City Lock & Key	15B	2053 Siderwinder	3,000	3,210	6,210	0.50%	0.71%
Park City Historical Society	16A	2079 Siderwinder	2,600	4,900	7,500	0.61%	0.81%
Queensgate Investments, LLC	16B	2093 Siderwinder	6,075	5,170	11,245	0.91%	1.43%
Gold Dust Plaza POA Inc	17A-17C	1887 Gold Dust	8,084	10,420	18,504	1.49%	1.90%
Kelly Plaff   The Prospect	17B	2078 Prospector	8,925	13,740	22,665	1.83%	2.10%
2064 Prospector, LLC	18A	2064 Prospector	6,062	8,820	14,882	1.20%	1.43%
Moltenbode Ent	18B	2052 Prospector	3,000	6,020	9,020	0.73%	0.71%
2036 Prospector COA	19A	2036 Prospector	2,200	4,390	6,590	0.53%	0.52%
New Claim HOA	20A-B	2000 Prospector	17,800	54,880	72,680	5.87%	4.19%
Carriage House HOA	21A/B, 48	1940 Prospector	20,964	71,510	92,474	7.47%	4.94%
Michael R. Stewart	22A	1926 Prospector	4,000	-	4,000	0.32%	0.94%
Sage Plaza LLC	22B	1922 Prospector	3,600	7,030	10,630	0.86%	0.85%
Prospector Prof Bldg	22C	1920 Prospector	3,200	3,970	7,170	0.58%	0.75%
Snowsports Industries America	23A	1918 Prospector	3,800	6,470	9,830	0.79%	0.79%
B&B Prospector Properties, LLC	23B/C	1910/1914 Prospector	5,850	20,330	26,180	2.11%	1.38%
Doug Porter	24A	1901, 1907 Prospector	4,950	8,110	13,060	1.05%	1.17%
Doug Porter	24B	1911 Prospector	5,760	-	5,760	0.47%	1.36%
Park City Lodging	25A	1913 Prospector	4,950	9,800	14,750	1.19%	1.17%
Central Park HOA	25B	1915 Prospector	5,773	11,500	17,260	1.39%	1.36%
Sun Creek HOA	26A/B, 27A	1885 Prospector	16,480	41,980	58,460	4.72%	3.88%
Rex Kessler	27B1	1881 Prospector	2,700	3,240	5,940	0.48%	0.64%
Park City Board of Realtors	27B-2	1889 Prospector	2,250	3,900	6,150	0.50%	0.53%
Burbridge Group, LLC	28A	1846 Prospector	3,600	7,150	10,750	0.87%	0.85%
R & P Hilbert	28B	1830 Prospector	3,150	3,990	7,140	0.58%	0.74%
Mountain Seas Dev	29A/B	1816 Prospector	7,340	16,220	23,560	1.90%	1.73%
Lavelle Kobes	30A	1800 Prospector	1,867	3,250	5,117	0.41%	0.44%
Shrewd Minnow Properties LLC	30B	1796 Prospector	2,258	4,020	6,278	0.51%	0.53%
Ripple PC, LLC	31A	1782 Prospector	1,575	1,490	3,065	0.25%	0.37%

2022/23 Annual Dues/Cap Reserve TOTAL**	Total Assessment over Three- Years	Quarterly Payment	Five Percent Discount/ Paid In Full by July 15, 2022	Savings If Paid In Full	Per Owner for Condos/ Total Assessment*	Per Owner for Condos/ Quarterly Payment*
\$ 5,040.67	\$ 11,544.65	\$ 962.05	\$ 10,967.42	\$ 577.23		
\$ 5,943.30	\$ 13,611.97	\$ 1,134.33	\$ 12,931.37	\$ 680.60		
\$ 5,263.50	\$ 12,055.02	\$ 1,004.59	\$ 11,452.27	\$ 602.75		
\$ 6,008.18	\$ 13,760.56	\$ 1,146.71	\$ 13,072.53	\$ 688.03		
\$ 4,236.75	\$ 9,703.45	\$ 808.62	\$ 9,218.28	\$ 485.17		
\$ 8,242.21	\$ 18,877.16	\$ 1,573.10	\$ 17,933.30	\$ 943.86		
\$ 5,764.31	\$ 13,179.12	\$ 1,098.26	\$ 12,520.17	\$ 658.96		
\$ 8,597.62	\$ 19,691.16	\$ 1,640.93	\$ 18,706.60	\$ 984.56		
\$ 11,413.85	\$ 26,141.18	\$ 2,178.43	\$ 24,834.12	\$ 1,307.06		
\$ 9,185.56	\$ 43,940.75	\$ 3,661.73	\$ 41,743.71	\$ 2,197.04		
\$ 9,344.56	\$ 21,401.86	\$ 1,783.49	\$ 20,331.77	\$ 1,070.09		
\$ 5,554.04	\$ 12,720.44	\$ 1,060.04	\$ 12,084.42	\$ 636.02		
\$ 8,767.99	\$ 20,081.37	\$ 1,673.45	\$ 19,077.30	\$ 1,004.07		
\$ 7,562.41	\$ 17,320.21	\$ 1,443.35	\$ 16,454.20	\$ 866.01		
\$ 12,078.13	\$ 27,625.95	\$ 23,052.16	\$ 262,794.65	\$ 13,831.30		
\$ 12,576.00	\$ 28,802.85	\$ 2,400.24	\$ 27,362.71	\$ 1,440.14		
\$ 5,077.34	\$ 11,628.64	\$ 969.05	\$ 11,047.21	\$ 581.43		
\$ 5,415.82	\$ 12,403.88	\$ 1,033.66	\$ 11,783.69	\$ 620.19		
\$ 5,669.69	\$ 12,985.31	\$ 1,082.11	\$ 12,336.05	\$ 649.27		
\$ 4,011.09	\$ 9,186.63	\$ 765.55	\$ 8,727.29	\$ 459.33		
\$ 3,503.36	\$ 8,023.76	\$ 668.65	\$ 7,622.57	\$ 401.19		
\$ 4,231.11	\$ 9,690.53	\$ 807.54	\$ 9,206.01	\$ 484.53		
\$ 6,343.85	\$ 14,529.34	\$ 1,210.78	\$ 13,802.87	\$ 726.47		
\$ 10,439.00	\$ 23,908.48	\$ 1,992.37	\$ 22,713.06	\$ 1,195.42		
\$ 12,786.42	\$ 29,284.79	\$ 2,440.40	\$ 27,820.55	\$ 1,464.24		
\$ 4,390.26	\$ 10,146.63	\$ 845.55	\$ 9,639.30	\$ 507.33		
\$ 8,395.66	\$ 19,228.60	\$ 1,602.38	\$ 18,267.17	\$ 961.43		
\$ 5,088.62	\$ 11,654.48	\$ 971.21	\$ 11,071.76	\$ 582.72		
\$ 3,717.74	\$ 8,514.75	\$ 709.56	\$ 8,089.01	\$ 425.74	\$ 8,514.75	\$ 709.56
\$ 41,002.30	\$ 93,907.72	\$ 7,825.64	\$ 89,212.34	\$ 4,695.39	\$ 4,695.39	\$ 404.77
\$ 52,169.06	\$ 119,482.98	\$ 9,956.91	\$ 113,508.83	\$ 5,974.15	\$ 5,974.15	\$ 238.97
\$ 2,296.59	\$ 5,168.28	\$ 430.69	\$ 4,909.87	\$ 258.41		
\$ 5,996.90	\$ 13,734.72	\$ 1,144.56	\$ 13,047.98	\$ 686.74		
\$ 4,044.94	\$ 9,264.15	\$ 772.01	\$ 8,800.94	\$ 463.21		
\$ 5,545.58	\$ 12,701.06	\$ 1,058.42	\$ 12,066.01	\$ 635.05		
\$ 14,769.40	\$ 33,826.42	\$ 2,818.87	\$ 32,135.10	\$ 1,691.32		
\$ 7,367.78	\$ 16,874.45	\$ 1,406.20	\$ 16,030.73	\$ 843.72		
\$ 3,249.49	\$ 7,442.33	\$ 620.19	\$ 7,070.21	\$ 372.12		
\$ 8,321.19	\$ 19,058.05	\$ 1,588.17	\$ 18,105.15	\$ 952.90		
\$ 9,737.20	\$ 22,301.15	\$ 1,858.43	\$ 21,186.09	\$ 1,115.06	\$ 6,082.13	\$ 506.84
\$ 32,980.11	\$ 75,534.47	\$ 6,294.54	\$ 71,757.75	\$ 3,776.72	\$ 6,474.38	\$ 539.53
\$ 3,351.04	\$ 7,674.90	\$ 639.58	\$ 7,291.16	\$ 383.75		
\$ 3,469.51	\$ 7,946.24	\$ 662.19	\$ 7,548.93	\$ 397.31		
\$ 6,064.59	\$ 13,889.76	\$ 1,157.48	\$ 13,195.28	\$ 694.49		
\$ 4,028.02	\$ 9,225.39	\$ 768.78	\$ 8,764.12	\$ 461.27		
\$ 13,291.34	\$ 30,441.19	\$ 2,536.77	\$ 28,919.13	\$ 1,522.06		
\$ 2,886.75	\$ 6,611.53	\$ 550.96	\$ 6,280.95	\$ 330.58		
\$ 3,541.72	\$ 8,111.62	\$ 675.97	\$ 7,706.04	\$ 405.58		
\$ 1,729.11	\$ 3,960.20	\$ 330.02	\$ 3,762.19	\$ 198.01		

# ASSESSMENT PER OWNER FOR PSPOA MASTER PLAN PHASE 3

## PROPOSED MASTER PLAN ASSESSMENT \$1,600,000

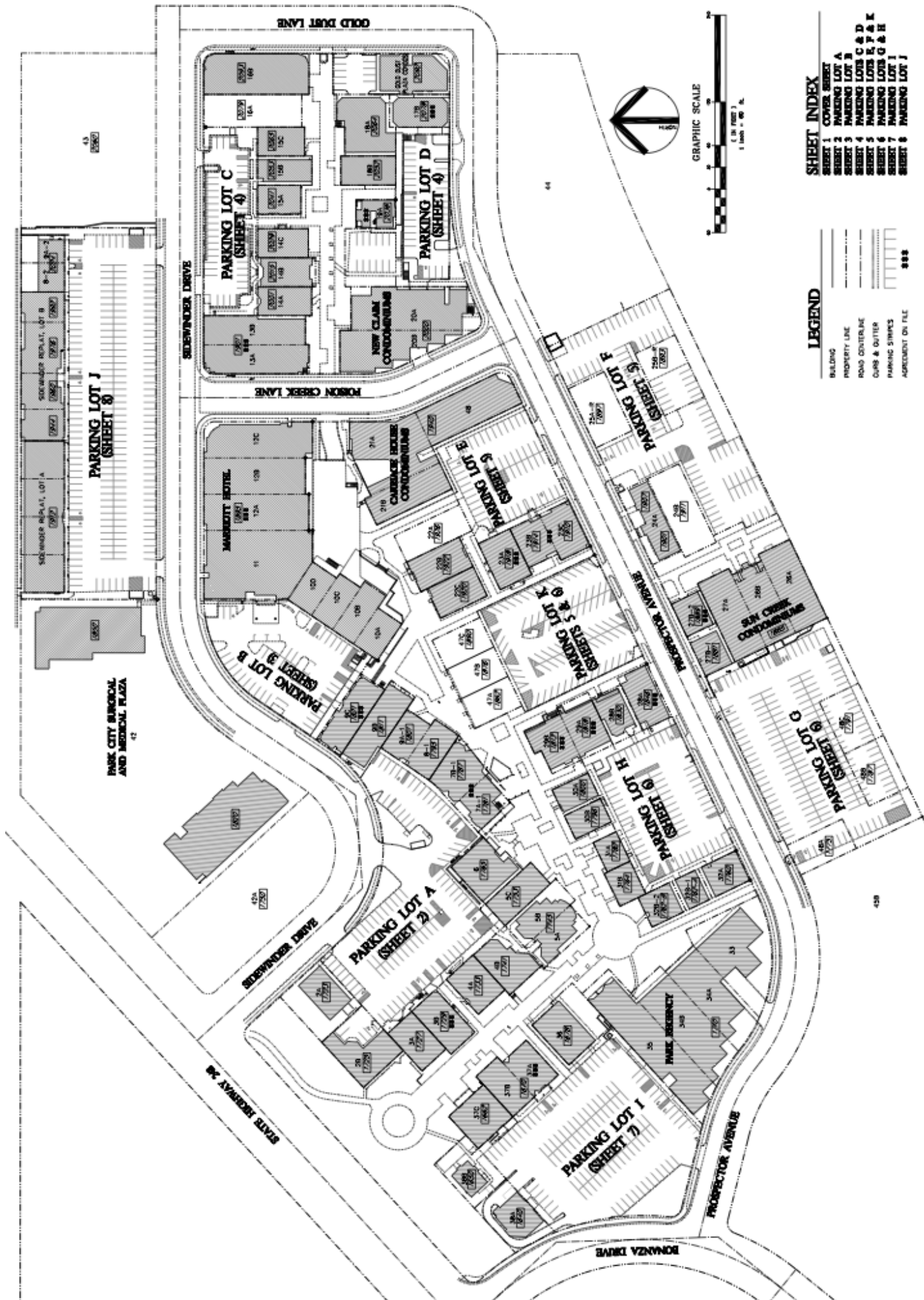
Current	
Operating	Three-Year
Dues/Cap	Collection Per
Collections	Year
\$698,597	\$533,333
This is what you currently pay	
Percent Increase From Current	
76 %	

### PSPOA OWNERSHIP

Member	Parcel	Physical Address - All Park City, UT	Lot Size	Building Factor	Total Factor	% of Dues	% of Voting	2022/23 Annual Dues/Cap Reserve TOTAL**	Total Assessment over Three-Year	Quarterly Payment	Five Percent Discount/ Paid in Full by July 15, 2022	Savings If Paid in Full	Per Owner for Condos/ Total Assessment*	Per Owner for Condos/ Quarterly Payment*
Treelops, LLC	31B	1764 Prospector	2,000	1,920	3,920	0.32%	0.47%	\$ 2,211.46	\$ 5,064.92	\$ 422.08	\$ 4,811.67	\$ 253.25		
ATI of America	32A	1760 Prospector	2,610	3,610	6,220	0.50%	0.61%	\$ 3,509.00	\$ 8,036.68	\$ 669.72	\$ 7,634.85	\$ 401.83		
EIX, LLC	32B1	1762 Prospector	1,800	2,360	4,160	0.34%	0.42%	\$ 2,346.86	\$ 5,375.02	\$ 447.92	\$ 5,106.26	\$ 268.75		
Thomas Peak	32B2	1762B Prospector	2,340	3,140	5,480	0.44%	0.55%	\$ 3,091.53	\$ 7,080.55	\$ 590.05	\$ 6,726.52	\$ 354.03		
Park Regency	33,34AB,35	1710 Prospector	39,169	54,710	93,879	7.58%	9.23%	\$ 52,961.68	\$ 121,298.34	\$ 10,108.19	\$ 115,233.42	\$ 6,064.92	\$ 4,437.74	\$ 369.81
Duane Francis	36	1678 Bonanza	6,200	3,690	9,890	0.80%	1.46%	\$ 5,579.43	\$ 12,778.58	\$ 1,064.88	\$ 12,139.65	\$ 638.93		
37 A/B OWNERS ASSOC	37AB	1670 Bonanza	5,925	11,570	17,495	1.41%	1.40%	\$ 9,869.78	\$ 22,604.78	\$ 1,883.73	\$ 21,474.54	\$ 1,130.24		
RiceAlm LLC	37C	1662 Bonanza	3,900	7,780	11,680	0.94%	0.92%	\$ 6,589.25	\$ 15,091.39	\$ 1,257.62	\$ 14,336.82	\$ 754.57		
Michael LePay	38A	1640 Bonanza	5,409	4,860	10,069	0.81%	1.27%	\$ 5,680.41	\$ 13,009.86	\$ 1,084.16	\$ 12,359.37	\$ 650.49		
James Gaddis Investment Co, LLC	38B	1650 Bonanza	4,863	1,250	6,133	0.50%	1.15%	\$ 3,459.92	\$ 7,924.27	\$ 660.36	\$ 7,528.06	\$ 396.21		
Aspen LLC	47ABC	1862,1876,1890 Prospector	9,855	-	9,855	0.80%	2.32%	\$ 5,559.68	\$ 12,733.36	\$ 1,061.11	\$ 12,096.69	\$ 636.67		
SMP 1791 LLC - 1775 Prospector	48A	1775-1779 Prospector	3,825	7,690	11,415	0.92%	0.90%	\$ 6,439.75	\$ 14,748.99	\$ 1,229.08	\$ 14,011.54	\$ 737.45		
SMP 1791 LLC - 1791 Prospector	48F	1791 Prospector	9,548	18,950	28,498	2.30%	2.25%	\$ 16,077.10	\$ 36,821.44	\$ 3,068.45	\$ 34,980.37	\$ 1,841.07		
Shiread Minnow Sidewinder, LLC - Bellem	49ABCD	1912 Sidewinder	12,562	21,840	34,402	2.78%	2.96%	\$ 19,407.63	\$ 44,449.83	\$ 3,704.15	\$ 42,227.34	\$ 2,222.49		
Park City CPA Bldg, LLC	4B	1741 Sidewinder	4,500	7,250	11,750	0.95%	1.06%	\$ 6,628.74	\$ 15,181.83	\$ 1,265.15	\$ 14,422.74	\$ 759.09		
			424,525	813,810	1,238,322	100%	100.00%	\$698,597.33	\$ 1,600,000.00	\$ 133,333.33				

\* Condo Associations could decide to charge overall assessment differently based on square footage of unit or other factors. For illustrative purposes only based on # of units in building

\*\* Operating dues and capital reserve collections can fluctuate year-to-year.



GRAPHIC SCALE  
 1" = 100' - 0" A.  
 1" = 100' - 0" S.

# LEGEND

- BUILDING
- PROPERTY LINE
- ROAD CENTERLINE
- CURB & GUTTER
- PARKING STRIPS
- AGREEMENT ON FILE

# SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 PARKING LOT A
- SHEET 3 PARKING LOT B
- SHEET 4 PARKING LOT C & D
- SHEET 5 PARKING LOTS E, F & G
- SHEET 6 PARKING LOTS H & I
- SHEET 7 PARKING LOT J
- SHEET 8 PARKING LOT K