Prospector Square Property Owners Association

November 15th, 2023 - 4:00pm

Board Meeting Minutes

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**Members in Attendance:** Dean Berrett, John Logan, Katie Wilking, Jay Niederhauser, Haleena Sideras, Alex Brown, Teresse Walton, Kelly Pfaff, and Josh Pepper.

**Also in Attendance:** Craig Dennis (Executive Director) and Chris Bullock (TCB Property Management). ///////

Meeting called to order by Dean Berrett at 4:08PM.

October 4, 2023 meeting minutes were unanimously approved.

**City Council Report**

-Take the latest survey at [www.bonanzapark.com](http://www.bonanzapark.com) by Friday, Nov 17th.

**Financial Report**

-Brief discussion of current financials and cash flow analysis.

-Craig will talk to Lorrie about separating the Master Plan and Operating Account.

-The board will further discuss taking out a short-term loan next year for sewer and paving work.

**Master Plan Phase 3 Update**

-Twelve lights have been installed.

-Brief discussion of ‘D & D Electric’’ to replace light fixture heads. Bid proposal of $55,189.00.

-Some completion has occurred regarding sewers for 2023. Work will resume on April, 15th, 2024.

**Executive Director Repor**t

-PSPOA Property Tax Bill appeal has been denied.

-TCB (Chris) reports that Park City should be having an average year with snow.

-Sheraton (Josh) lists the completed areas of the garage. Due to incompleteness, about 30% of parking spots will be blocked off this season

-Concrete cracks will likely be repaired in 2025. Any hazardous, unlevel concrete will be repaired as soon as possible..

-The board will work with the city to help with concrete replacements.

**Parking Decisions and Recommendations**

-Discussion of time restricted stalls.

- Craig met with ‘Interstate Parking’ to enforce parking lots. The Executive Committee recommends moving forward. Tentative start date is December 1st, 2023.

 -Craig will mention Sundance to ‘Interstate Parking’.

 -Craig motions to approve moving forward with ‘Interstate Parking’. The vote was

 unanimously approved.

-Discussion of Sheraton garage ($80/month) and fleet parking ($50/month now, recommended changing to $80/month).

 -Fleet parking costs will go towards enforcement.

-Discussion of ‘Parking Rules & Regulations’ and updates.

-The board and Chris will execute a plan to issue passes to appropriate owners, tenants, employees, etc.

Meeting adjourned at 5:28PM.

**Future Meetings Proposed**

Wednesday, January 10th

Wednesday, February 28th