**Prospector Square Property Owners Association**

**August 21, 2024 - 4:00pm**

**Board Meeting Minutes**

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**Members in Attendance:** Dean Berrett (Berrett Mortgage), John Logan (Sun Creek), Katie Wilking (Commercial Broker), Kelly Pfaff (Prospect Executive Offices), Morgan Pierce (PC Museum), Blake Henderson (Henderson Development), Terese Walton (Gaddis Investments), Alex Brown (Carriage House), and Thomas (Sheraton).

**Also in Attendance:** Craig Dennis (Executive Director), Chris Bullock (Property Manager), and Abby Kimball (Property Manager Assistant).

Meeting called to order by Dean Berrett at 4:09 p.m.

Welcome Thomas McCann - New Sheraton GM!

June 26, 2024, Meeting Minutes were unanimously approved.

**City Council Report**

-Bill Ciraco has been absent the past couple months/meetings. Craig and Dean communicate with him via email.

-Park Meadows Plaza will eventually be torn down. Main level will be retail, and the above levels will be affordable housing.

**Financial Report**

-Have not received July financials yet.

-AR is in good shape.

**Association Goals**

-Email will be sent to Board Members to send 4-5 priorities for Prospector Square for time/money.

-Idea: Make the area more inviting by sprucing up the landscaping.

-Executive Committee will review and create a report on Prospector Square priorities.

**Master Plan Phase 3 Update**

-Update on sewer project. Taking longer than planned.

-Connection from Sidewinder to Albertos - will NOT be completed by Oct 31, 2024.

-Man hole #7, #5, #6, #4 - #4 will be in by October 18th, 2024. Need to patch where the trenches are. Wherever there is a turn, there needs to be a manhole.

-Costs have gone up since the $1.6 million project was voted on and approved.

-Lot E and C - lights and pavement payments come out of contingency. We will spend $195K of the $252K to finish the sewer project and other lot asphalt work.

-Craig and Dean believe that the sewer project will be easier as we go further down the road. Manhole #5, #6, #7 is estimated to take 10 days to complete.

-Lot A still needs to be milled and paved. Expected work to occur in the first 2 weeks of September.

-Funded other projects with internal funds and loans.

-The Board is urged to reach out to the city to start conversations about why they are not helping with this massive project. Prospector Square taxes (hotels, residential, restaurants, etc) are going to the city.

-Craig is still working with the city with fee forgiveness.

-First Community Bank is short on underwriters due to the loan being a long process.

 -Craig is looking into private lenders to move this along.

-Starting May 2025, work will resume at manhole #4.

**Parking Enforcement**

-Sept 3rd the online registration will go live for parking passes/portal.

**Executive Director Report**

-Maintenance completed: Lot D, F, H and K. Crack seal in lot G. Total = $40,000.

-Lot D garage - Craig will soon sign a contract to begin work. Have $70k in the bank to put towards this. Plan to do $70k of the work this year and complete it next year when we have more funds.

-Kearns portion of irrigation in July’s invoice was 21K rather than 5-6K.

 -Sprinkler repairs costs have been rising with older systems.

 -Master Plan does have an irrigation plan.

 -Chris will be working on this issue.

**Election of Board Officers**

President, Katie Wilking

Vice-President, Dean Berrett

Secretary, Terese Walton

Treasure, John Logan

At Large, Alex Brown

Morgan Pierce motioned to approve board officers as slated, and Blake Henderson seconded. The board officers have been unanimously approved.

**Future Meeting Proposed Schedule - Wednesdays at 4 p.m.**

Please notify Craig of any conflicts.

October 2

November 13

January 15

March 5

April 16

May 21

June 25

July 16

Meeting adjourned by Dean Berrett at 5:12 p.m.