Prospector Square Property Owners Association

June 26, 2024 – 4:00pm

Board Meeting Minutes

**Members in Attendance:** Dean Berrett, Jay Niederhauser, Blake Henderson, Kelly Pfaff, John Logan, Jake Hardy, Haleena Sideras, Terese Walton, and Patrick Van Horn.

**Also in Attendance:** Craig Dennis (Executive Director), Chris Bullock (Property Manager), Sam Shepherd (KIC), and Tim Ryan (Park Regency).

Meeting called to order by Dean Berrett at 4:01 p.m.

May 15, 2024, meeting minutes were unanimously approved.

**Financial Report by Craig Dennis**

-Review of balance sheet and budget performance.   
-Next billing will be after the Annual Meeting – July 18th.

**Master Plan Phase 3 Update by Dean Berrett and Craig Dennis**

-Lot C and E are complete.

-Work has begun in Lot A.

-Overview of detailed expenditures of the $1.6 million assessment.

-Soil sample passed testing.

-Fee forgiveness – Dean has sent emails to Bill Ciraco (City Council) for further updates.

-Craig is working with two banks (Meadow Bank and First Community Bank) to obtain a line of credit of $500,000.

-Blake Henderson brought up the idea of having members supply the loan with a reasonable interest fee.

-Dean provided a back story of the grease trap at Alberto’s. This issue is still ongoing, and the executive committee is working on a solution.

**Parking Enforcement by Craig Dennis**

-Parking permits will transfer to an online portal (long-term and short-term).

-Signage will be fixed over the next few weeks.

**Budget Presentation**

-Items Added to Budget: Asphalt Preservation Bids - $42,000, Increased Garbage - $6,000, Increased Signage - $2,500.

-Operating Account is now at $32,000.

- Terese Walton motioned to approve the operating budget as presented. Blake Henderson seconded the motion. The motion was unanimously approved.

**Executive Director Report by Craig Dennis**

-Review list of summer projects.

-Lot D garage was inspected. Reviewed list of repair recommendations.

-Regus Building is now open.

-1800 Prospector will become a dental spa.

-Executive Committee Policy Discussion – Who pays what? Fee simple vs common area.

-Sidewinder paving work will occur on July 16 and 17.

-Annual Meeting is scheduled for Wednesday, July 17th at 4 p.m.

**Board Nominations**

-PSPOA can have up to 15 board members.

Terms are up for: Dean Berrett, Katie Wilking, Jake Hardy, Heleena Sideris, and John Logan.

One Year Remaining: Alex Brown, Joe Cronley (resigned), Jay Niederhauser, Terese Walton, Patrick Van Horn, Morgan Pierce, Kelly Pfaff, and Blake Henderson.

Potential Nominees Discussion: Sam Shepherd, Tim Ryan, new Sheraton GM, Corey Francis, and Kelly Strankiewicz.

Dean Berrett adjourns the meeting at 5:10 p.m.