Prospector Square Property Owners Association
Board Meeting
March 25, 2014

Call to Order:
The meeting was called to order at 5:02. A quorum was established with the following members present: Dean Berrett, Scott Welling, Marlene O’Hara, Rex Keeler, Joe Cronley, Nate Sears, Michael Stoker, Chuck Zuercher and Pat Prothro. The following members had excused absence: Jay Niederhauser and Kevin Barnes. Also present were Kate Khaleel, Toby Tolpinrud and Alison Butz.

Luis Olivas, new GM of the Marriott Hotel was also present.

Attached to the minutes, please find a copy of the Board Packets presented by Alison Butz.

Approval of Minutes:
The minutes of the February 25, 2014 board meeting were approved as presented.

Financial Report:
The balance sheet and the income statement were presented in the packet. There are no delinquencies. The expenses are still under budget for the year. There has not been a lot of snow this season so the snow hauling costs remain low for the fiscal year.

Executive Director Report:
Alison and Toby met with Falling Waters to obtain bids for the Lot I landscaping. The hope is to have the project completed late May or early June. The plan will be cognizant of any areas that would be torn up in three years when the City plans to tear up and redo Prospector Avenue.

Alison has started her survey of businesses in Lot H and Lot K in regards to short term parking requirements. She will continue with the other lots and create a report on the needs of short term parking, lengths of time, delivery areas etc...

Alison is working to spotlight the Marriott Hotel on the website as a featured business.

Alison is working with Jason from Fuego to develop an acceptable outdoor dining area at the back of the restaurant building. He does not wish to pursue using the area across the concrete on Berrett Lane. The current plan will involve wooden decking and no additional concrete.

The two intersections (Bonanza/Prospector and Sidewinder/Kearns) are already failing and it can take a long time to exit the Square. There were plans for a roundabout in the past but this does not appear on any current plans and it is doubtful that enough room exists for a traffic light. Alison will make sure that these intersections are addressed in the City’s future planning. She will be involved in the design and planning meetings for the roadwork on Prospector Avenue.

The Lot I landscape area will also be the site for a new sign that will mimic the sign on Kearns but have the new logo and possibly textured concrete.
The Lot D landscape has not been finalized and this plan will also be aware of any areas that might be torn up during the Prospector Avenue road work. It will not include any trees with roots that could damage the underground subsurface. The best idea would to make sure that it is a dryscape plan. The grading plan will ensure that water is diverted away from the property. It could be possible to use the funds that have been set aside from Lifestyle’s removal of some trees towards the cost of the project.

**PMA Report:**
There were several vehicles broken into at the underground parking at Lot D on Thursday night. There is no association liability. PMA have repaired one door and added a closer bar to the other door to make sure that it closes all the way. There are many people with keys to the area as they store bikes in the underground. There are no security cameras.

The Comcast referral program has not worked as it was presented when Comcast was seeking permission to install the high speed lines. The work had to be done to satisfy the needs of tenants. The Square did receive $3,300 in referral fees. Alison will try to research some occupancy data to see if there has been any increase in occupancy.

The Republic Services contract has expired and will be renewed at a lower rate with a savings of $200-$400. The paperwork needs to be corrected before it is signed. The service has been good. A motion was made, seconded and approved to renew the contract for 2 years.

It has been noted that there are several real estate signs that are not readily identifiable to a certain property and many are in bad shape or just empty posts. It makes the area look as though it is a ‘distressed’ area and there are a lot of vacancies. There are sign ordinances but they have not been enforced. Not all of the buildings allow for signs in the window or have areas where the signs could be installed near the building. Alison will work with Chuck and the Board of Realtors toward a solution for this issue.

**Parking Rules and Regulations:**
The changes were made per the board comments at the last meeting. The board retains all discretion regarding the rules and regulations. A motion was made, seconded and approved to accept the rules and regulations as presented.

**Long Term Needs:**
Alison presented a list to start the discussion with the City of the needs of the Square. The City has requested the full list and costs be presented so that they can investigate funding sources for the projects. It is important to keep the Square competitive with Snow Creek, Bonanza and Kimball Junction. The Square used to have a 5 year plan but has not had one in the last few years. During the upcoming walk through, the Executive Committee will add to this listing and try to establish a priority. The issues include walkability, electrical power along the Lane to facilitate outdoor events, parking lot lighting, power redundancy with RMP, parking lot re-asphalting, storm drain system completion, fire safety issues with relocation of hydrants, possible purchase of empty lots for pocket parks or protection of adequate parking and the sewer system turn over to Snyderville Basin Sewer District. The list needs to be further developed and priced. The goal is to make the Square a better looking place within the next ten years and to receive as much aid as possible from State and local sources.
The next meeting will be April 22, 2014. The executive committee will start working on the next year’s budget and this will be presented at the May meeting.

There being no further questions, the meeting was adjourned at 6:22PM.