

**GRAND TETON PROPERTY MANAGEMENT, LLC
BROADWAY MILLENIUM BUILDING ASSOCIATION
PO Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

2010 Annual Members Meeting

October 19, 2010

10:00 am

Holland and Hart Conference Room

INTRODUCTION

I. Attendance

Joe Teig
Zale Hansen
Betty Andrikoplous

II. Call to Order

Tina called the meeting to order at 10am.

II. Determination of Quorum

With 2 out of the 3 units present, it was determined there was a quorum.

III. Reading and Approval of the 2009 Annual Meeting Minutes.

The members reviewed the 2009 Annual Meeting Minutes. Betty moved to approve the minutes as written. The motion was seconded by Joe. Vote: All in favor.

FINANCIALS

I. Review of 2009/2010 Actual Expenses and Incomes

Tina reviewed the 2009/2010 Actuals to date with the members present pointing out that the total operating revenue was \$42,071, the total operating expenses was \$36,734; amounting to a net income of \$5,337. The operating account balance was \$4,307.01 and the maintenance reserve account balance was \$28,443.89 as of 10/20/10.

II. Review of 2011 Proposed Budget

Tina reviewed the 2011 proposed budget with the members present. Tina stated that it would be good to raise the dues by 5%- 10% and increase the maintenance reserve

deposit. The members discussed this and decided to wait a year before raising the dues and then revisit for the 2012 budget. Betty moved to approve the budget and not raise dues. The motion was seconded by Joe. Vote: All in favor.

NEW BUSINESS

I. Maintenance Projects

Staining- The members decided to have Grand Teton Property Management obtain bids for staining of the buildings to be completed in the spring/summer of 2011.

Sealing of the parking lots- The sealing will need to take place in the spring/summer of 2011.

Carpets in the common area- The members requested that the carpets be cleaned in the fall of 2010.

Joe requested that Grand Teton Property Management order a “watch for pedestrians” sign to put at the end of the driveway.

II. Election of Directors

Betty moved to elect the following slate:

- Joe Teig
- Paul Kimball
- Shaun Andrikopoulos

The motion was seconded by Joe.

Vote: All in favor.

III. Other

The members decided to take off the trash enclosure doors because the amount of times that Grand Teton Property Management has had to repair them. In the winter they are also a problem because the trash company can't get to the dumpster because of the amount of snow that gets piled in front of the doors.

ADJOURNMENT

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Grand Teton Property Management