

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

**2014 Annual Members Meeting**

*May 16, 2014  
10:00 am  
Holland and Hart Conference Room*

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**MINUTES**

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**INTRODUCTION**

I. Attendance

Shaun Andrikopoulos

Joe Teig

Zale Hansen

Matt Kim-Miller

Todd Harris (via phone conf)

Dave Delight (via phone conf)

Matt Ronnuw (via phone conf)

Other present:

Rachel Elliott (GTPM)

II. Call to Order

Joe Teig called the meeting to order.

II. Determination of Quorum

With all 3 units present, it was determined there was a quorum.

III. Reading and Approval of the 2013 Annual Meeting Minutes.

Shaun moved to approve the 2013 annual meeting minutes as presented. The motion was seconded by Joe.

Vote: All in favor.

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**FINANCIALS**

I. Review of 2013/2014 Actual Expenses and Incomes

Rachel reviewed the 2013 Actuals pointing out that the total operating revenue was \$62,022, the total operating expenses were \$62,641; amounting to a net loss for the year of <\$619>. The operating account balance was \$13,861.09 and the maintenance reserve account balance was \$28,602.91 as of 4/30/14.

II. Review of 2014 Proposed Budget

The members reviewed the 2014 proposed budget and discussed the need to financially plan for future maintenance projects such as roof replacement. In order to deposit more funds into the reserve account for the 2014 year and continue to build the reserve, the members requested that Rachel perform a reserve study to show what the HOA will need to plan on increasing the yearly deposits in order to cover the expense of a roof replacement around the year, 2024. Rachel will email the owners once she has completed the study and will have them approve the increase in HOA dues for the increase in maintenance reserve deposits.

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## NEW BUSINESS

### I. Maintenance Projects

- Carpet replacement on common area stairs

The members approved the carpet replacement for the common area stairs. Rachel will schedule this to take place on a weekend day. This project will be funded by the maintenance reserve.

- Exterior painting

The members approved the painting bid from SDS painting. Rachel will schedule this to take place in the summer of 2014. This project will be funded by the maintenance reserve.

### II. Election of Directors

Joe moved to approve the following slate:

Joe Teig – President

Shaun Andrikopoulos – Director

Matthew Ronnuw – Director

The motion was seconded by Shaun.

Vote: All in favor.

### III. Other

- GTPM will clean the area around the UPS drop box.

- The members requested that a building directory sign be placed at each entrance.

- The members approved the Zions Bank sign proposal.

- The tree located on the east side of the property will be trimmed per the recommendations of Hal Allred. Rachel will send an email to the Town letting them know that the HOA will not be cutting down the tree (as requested by the Town) but will be making necessary trimmings per the professional's recommendations.

- The members discussed the basement level floor bathrooms and reminded everyone that they are for the use of the entire building not just the lower level space.
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## ADJOURNMENT

With no further discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Elliott, GTPM