

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

**2015 Annual Members Meeting**

*May 6, 2015*

*10:00 am*

*Holland and Hart Conference Room*

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**Minutes**

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**INTRODUCTION**

I. Attendance

Shaun Andrikopoulos (Gros Ventre Group)

Joe Teig (Holland & Hart)

Zale Hansen (Holland & Hart)

Lorene Carter (Zions)

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 2014 Annual Meeting Minutes.

Shaun moved to approve the 2014 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 \$61,828.07, the total operating expenses were \$71,250.33; amounting to a net loss for the year of <\$9,422.26>. The operating account balance was \$14,320.34 and the maintenance reserve account balance was \$15,623.10 as of 4/30/15.

Rachel also reviewed the delinquent status of Zions Bank and the members requested that GTPM follow up with them to obtain payment and bring their account current as soon as possible. Lorene stated that she will contact accounts payable of Zions as well.

## II. Review of 2015 Proposed Budget

The members reviewed the 2015 proposed budget and discussed the need to financially plan for future maintenance project. Due to the current delinquent account, the HOA has not been able to deposit monthly maintenance reserves in 2015, again reiterating the need to bring the account to a current status.

The members further reviewed the proposed budget and made some minor adjustments. Shaun moved to approve the 2015 proposed budget with the changed discussed. The motion was seconded by Joe. Vote: All in favor.

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## NEW BUSINESS

### I. Maintenance Projects

- Staining

The members approved the C&C painting bid. Rachel stated that this will more than likely take place in July of 2015, weather permitting.

- Parking lot Sealing & Sweeping

The parking lot will be sealed and swept in 2015.

- LED lights

The members discussed the exterior lights and the need to switch to LED lights. Rachel presented a lighting project proposal from Lower Valley Energy and their incentive offer if the HOA moves forward with the LED light bulbs. The document showed a project overview stating that the estimated yearly savings should be around \$966 and the return on investment will be 56.2%.

Joe moved to approve this project and change necessary fixtures and replace all with LED lights. The motion was seconded by Shaun. Vote: All in favor.

- Yearly check on alarm system

Rachel explained that there are currently 3 different companies servicing the alarms, alarm panels, fire extinguishers at the building. She suggested that the HOA consolidate to one company in order to avoid any confusion. The members agreed to move all services to Omni Security services.

- Bird Problem

Rachel stated that Dean's Pest Control has installed bird spikes on the building in order to try to eliminate the bird dropping issue. The members stated that they will contact GTPM if the problem should continue.

### II. Election of Directors

Joe moved to approve the following slate:

Joe Teig – President – 3 year term (up in 2018)

Shaun Andrikopoulos – Director – 2 year term (up in 2017)

Zions representative (TBD by formal designation via email)– Director – 1 year term (up in 2016)

- *Email from Lorene Carter dated 5/6/15 designated **Tim Woodard** to serve as the Zions representative.*

The motion was seconded by Shaun.

Vote: All in favor.

III. Other

- The members requested that the carpets in the hallways, stairs and elevator be cleaned once the construction of the unit in the basement has been completed. The tile will also be sealed once the construction has been completed.
- The members stated that there is a piece of stone that is chipping at the front entrance. GTPM will have it repaired.
- There will soon be square foot changes that will need to be made between Holland and Hart and Gros Ventre Group. The members are working on a quitclaim deed that will need to be supplied in order to make the appropriate changes.
- Rachel supplied the parking plan to the members. The members will decide on a updated plan and will provide to GTPM in order for them to order any necessary signs and/or move any current signage.

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ADJOURNMENT

With no further discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Elliott, GTPM