

10 & 20 PIONEER LANE HOMEOWNERS ASSOCIATION

GRAND TETON PROPERTY MANAGEMENT

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2021 Annual Members Meeting Minutes

Wednesday, May 5, 2021 at 10:00am MST

1. Attendance

Present: Pat Harris, Carolyn Worth, Monte Merz, and Shane Merz.

Others Present: Tucker Olsen with Grand Teton Property Management

2. Reading and Approval of the 2020 Annual Meeting Minutes

Monte Merz motioned to approve the 2020 annual meeting minutes. Pat Harris seconded. There were no objections. *The 2020 minutes were approved.*

3. Financials

a. Review of the 2020 Income vs. Expenses

Tucker Olsen reviewed the 2020 financials. The association took in \$41,454.

There was a total of \$44,526 in expenses, resulting in a net expense of \$3,072.

The lawn care, security and fire, and grounds maintenance went over budget. The board asked GTPM to reduce the grounds checks to every other week instead of weekly.

b. Review of the 2021 Proposed Budget

Tucker presented the 2021 proposed budget. Pat Harris motioned to approve the 2021 proposed budget with no increase in dues. Shane Merz seconded.

4. New Business

Parking Lot Sealing & Striping

Carolyn Worth said that she would take a look at the parking lot to see if it was due for sealing.

5. Old Business

Painting of metal railing – The metal railings were painted by Greenway Painting.

6. Other Business

Insurance- the building is covered at \$400 per square foot. The policy will be revisited before it renews.

7. Election of Directors – One Year Term

Pat motioned to re-elect the slate of directors. Monte Merz seconded. All were in favor.

Current Directors:

Pat Harris

Shane Merz

Monte Mertz

Carolyn Worth

8. Adjournment

With no further discussion the meeting was adjourned.

Respectfully Submitted,

Tucker Olsen

HOA Manager

Grand Teton Property Management