

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

**2013 Annual Members Meeting**

*April 29, 2013*

*10:30 am*

*Holland and Hart Conference Room*

---

**MINUTES**

---

**INTRODUCTION**

I. Attendance  
Joe Teig

Others present:  
Assistant to Joe Teig  
Rachel Block  
Tina Korpi

II. Call to Order  
Joe called the meeting to order.

II. Determination of Quorum  
With one unit present, it was determined there was not a quorum.

III. Reading and Approval of the 2011 Annual Meeting Minutes.  
Joe approved the 2011 minutes as written.

---

**FINANCIALS**

I. Review of 2012/2013 Actual Expenses and Incomes  
Rachel reviewed the 2012 Actuals pointing out that the total operating revenue was \$48,331, the total operating expenses were \$49,485; amounting to a net loss for the year of <\$1,153>. The operating account balance was \$4542.13 and the maintenance reserve account balance was \$20,581.99 as of 4/26/13.

II. Review of 2013 Proposed Budget  
Rachel reviewed the 2013 proposed budget with an increase in dues in order to cover increasing operating expenses. Joe approved the proposed budget with the increase in dues starting 1/1/13.

---

**NEW BUSINESS**

I. Maintenance Projects

- Tina stated that there was a sump pump leak that has been fixed.

- The members requested that the carpets be cleaned this spring. Eventually the carpets in the common area may need to be replaced.

- Rachel stated that the GTNP Group requested that the Board look into painting the downstairs bathrooms. The colors that were presented were not approved due to the bold nature of the color. GTPM will look into more of a neutral color that will go well with the tile and to also replace the shower curtains with something nicer. Joe also requested that GTPM look at all the common area walls and determine what needs to be repainted. The HOA has approximately \$5000 to fund any painting that needs to be completed.

II. Election of Directors

Joe approved to keep the following slate:

Joe Teig

Shaun Andrikopoulos

Paul Kimball

---

ADJOURNMENT

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

GTPM