

# Pine Meadow Ranch



Annual Home Owners Association  
Meeting  
November 11, 2020  
6:30 PM  
Zoom Meeting



# Annual Meeting Agenda

- Introductions
- About the PMRHOA
- 2019 Minutes
- CCRs Final Vote Count
- 2020 Projects
- 2020 Elections
- 2020 Financials
- 2021 Budget and Reserve Fund Analysis
- Owners Open Forum
- Voting by Owners on 2021 Budget



## About the Ranch in 2020

Owner Type	Number of Lots
Land Only Owners	371
Part Time Residents	298
Full Time Residents	139
<b>Total</b>	<b>808</b>



- Statistics as of Oct. 2020
- Total Builds - 437
- From Dan Heaths Newsletter:
  - In 2020:
  - 39 parcels of Land have sold
  - 18 homes have sold  
(as of October 2020)
- 14 Lot Improvement plans YTD



## 2019 Annual Meeting Minutes

- Due to Technical Issues the 2019 Annual Meeting did not get recorded, therefore we do not have the actual minutes for that meeting for approval.
- We do have the Agenda.
- We do have the Financial Presentation with YTD financial information and the proposed Budget for 2020 that was approved by the owners attending the meeting.

# Pine Meadow Ranch

HOME OWNERS ASSOCIATION

PO Box 95567 SOUTH JORDAN, UT 84095-0567  
WWW.PINEMEADOWRANCH.ORG

## MEETING AGENDA PINE MEADOW RANCH HOME OWNERS ASSOCIATION

November 12, 2019

Location: Sons of Utah Pioneers Building

Start Time 6:30 pm.

1. Introductions
2. About the PMRHOA
3. 2018 Minutes
4. 2019 Elections
5. 2019 Projects
6. Other PMRHOA information
7. 2019 Financials
8. 2020 Budget
9. Reserve Fund Study
10. Open Forum
11. Call for Membership | ballot voting

Adjournment: 8:00 pm

## 2020 Proposed Budget

Expense	2019 Budget	2020 Budget	Proposed budget (Diff) 2020 - 2019
<b>FIXED EXPENSES</b>			
Accounting-Tax Preparation	\$ 250.00	\$ 250.00	\$0.00
Bank Service Charges (CC PRDC)	\$ 7,000.00	\$ 9,000.00	\$2,000.00
Total Insurance	\$ 7,200.00	\$ 7,800.00	\$600.00
Payroll Expense			
Total Payroll Expense	\$171,572.38	\$174,265.00	\$2,692.62
Total Professional Fees	\$ 25,500.00	\$ 31,300.00	\$5,800.00
Property Taxes	\$ 12,000.00	\$ 12,000.00	\$0.00
Total Taxes-1120H	\$ 234.00	\$ 234.00	\$0.00
Telephone	\$ 1,200.00	\$ 1,200.00	\$0.00
Total Utilities	\$ 1,000.00	\$ 1,000.00	\$0.00
<b>Total FIXED EXPENSES</b>	<b>\$218,756.38</b>	<b>\$237,049.00</b>	<b>\$18,292.62</b>
<b>VARIABLE EXPENSES</b>			
Internet/Web Expense	\$ 600.00	\$ 600.00	\$0.00
Legal Fees			
CCR	\$ 11,597.90	\$ 10,000.00	-\$1,597.90
Legal Fees - Other	\$ 2,782.50	\$ 20,000.00	\$17,217.50
<b>Total Legal Fees</b>	<b>\$ 14,380.40</b>	<b>\$ 30,000.00</b>	<b>\$15,619.60</b>
Licenses and Permits	\$ 500.00	\$ 500.00	\$0.00
Office Supplies	\$ 552.71	\$ 552.71	\$0.00
Postage, Printing & Mailing	\$ 4,000.00	\$ 4,000.00	\$0.00
Total Repairs	\$ 1,000.00	\$ 1,000.00	\$0.00
Total Equipment Repair & Maint	\$ 10,000.00	\$ 10,000.00	\$0.00
Equipment Rental	\$ 20,000.00	\$ 20,000.00	\$0.00
Fuel/Gasoline	\$ 2,000.00	\$ 2,000.00	\$0.00
Diesel	\$ 7,000.00	\$ 7,000.00	\$0.00
Road Maintenance			
Total Snowplowing	\$ 20,000.00	\$ 33,000.00	\$13,000.00
Total Aggregate	\$ 50,000.00	\$ 50,000.00	\$0.00
Culvert Installation	\$ 2,000.00	\$ 2,000.00	\$0.00
Total General Road Repair	\$ 3,000.00	\$ 23,000.00	\$20,000.00
Roads-Mag Water Installation	\$ 14,000.00	\$ 14,000.00	\$0.00
<b>Total Road Maintenance</b>	<b>\$ 89,000.00</b>	<b>\$122,000.00</b>	<b>\$33,000.00</b>
Total Travel & Ent	\$ 400.00	\$ 500.00	\$100.00
<b>Total VARIABLE EXPENSES</b>	<b>\$149,433.11</b>	<b>\$198,152.71</b>	<b>\$48,719.60</b>
<b>Total Expense</b>	<b>\$368,189.49</b>	<b>\$435,201.71</b>	<b>\$67,012.22</b>
<b>Total Income after Expense</b>	<b>\$ 19,466.51</b>	<b>\$ 1,284.29</b>	<b>-\$18,182.22</b>
<b>Proposed Dues</b>	<b>\$ 385.00</b>	<b>\$ 450.00</b>	

Key Items Highlighted




## Revised CCRs Initiative Final Totals

- Total Number of owners needed to amend CCR's – 534+ or 66%

For CCRs	Against	For Amendment	Against Amendment	Total Ballots Cast
162	229	145	214	395
41%	58%	40%	60%	49 % of Owners



## 2020 Ranch Projects

- Hired a new assistant Ranch Manager - Porter Hellander
  - Yearly mag-water application.
  - Crack sealing the Tollgate Canyon .
  - Gravel on Porcupine Loop the north side.
  - Gravel on Deep Forest east end.
  - Gravel on Artist Point east end.
  - Gravel on Aspen Ridge.
  - Culvert repairs and cleaning around the ranch.
  - Sign repairs around the ranch.
  - Grading, watering and rolling roads through out the ranch until fire danger became too high to continue safely.
  - Lower Tollgate Canyon asphalt repairs.
  - We purchased a new plow for the Ford dump truck.
  - Tree removal from the roads after the big windstorm.
  - Still to be completed: must burn the tree pile when burn restrictions are lifted.
  - Snow Plowing is now starting.
- 



# 2020 Elections



















- **President** (1 Year)
    - George Sears (incumbent, appointed)
  - **Vice President** (3 Year)
    - Nick Jackson (incumbent)
    - Tom Lecheminant
  - **Area 1** (3 Year)
    - Dwaine Anderson
    - Hunter Morton
  - **Area 3** (1 Year)
    - Jill Wilson
  - **Area 7** (3 Year)
    - Scott Boyle (incumbent, appointed)
- 
- 



# 2021 Budget – Income

	Jan 1 - Sep 14, 20	2020 Budget	2020 % of Budget	2021 Budget	Delta 2021 - 2020
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
2018 Annual Assessments	886.10	0.00	100.0%	0.00	0.00
2019 Annual Assessments	3,384.20	0.00	100.0%	0.00	0.00
2020 Annual Assessments	347,917.95	364,050.00	95.57%	364,050.00	0.00
Construction Assessment Fees	81,556.00	42,000.00	194.18%	42,000.00	0.00
<b>Other</b>					
Delinquent Assessment Fee Inc	1,566.92	0.00	100.0%	0.00	0.00
Finance Charge Income	1,092.71	5,000.00	21.85%	5,000.00	0.00
Fine income	500.00	0.00	100.0%	0.00	0.00
Keys	600.00	0.00	100.0%	0.00	0.00
Memorial Bench Fund	100.00	0.00	100.0%	0.00	0.00
Parking Decals	144.00	0.00	100.0%	0.00	0.00
PO Box Assessment	2,775.00	2,400.00	115.63%	2,400.00	0.00
Road Income (Church Camps)	11,036.00	11,036.00	100.0%	11,036.00	0.00
Road Maintenance Cont (SS lots)	11,450.00	10,000.00	114.5%	10,000.00	0.00
Services 5%	4,669.35	0.00	100.0%	0.00	0.00
<b>Total Other</b>	<b>33,933.98</b>	<b>28,436.00</b>	<b>119.34%</b>	<b>28,436.00</b>	<b>0.00</b>
<b>Revenue-Assessments-prior yrs</b>					
Annual Assessments Prior Years	1,475.23	2,000.00	73.76%	2,000.00	0.00
<b>Total Revenue-Assessments-prior yrs</b>	<b>1,475.23</b>	<b>2,000.00</b>	<b>73.76%</b>	<b>2,000.00</b>	<b>0.00</b>
<b>Total Income</b>	<b>469,153.46</b>	<b>436,486.00</b>	<b>107.48%</b>	<b>436,486.00</b>	<b>0.00</b>

















# 2020 Budget – Fixed Expense 1

Expense						
<b>FIXED EXPENSES</b>						
Accounting-Tax Preparation	250.00	250.00		100.0%	250.00	0.00
Bank Service Charges (CC PROC)	10,121.18	9,000.00		112.46%	9,000.00	0.00
Credit Card Processing Fee					1,000.00	1000.00
<b>Insurance</b>						
Traveler Insurance	405.00	0.00		100.0%	405.00	405.00
D&O	5,206.00	0.00		100.0%	2,192.00	2192.00
Liability/Personal						
Property Insurance	6,290.00	3,800.00		165.53%	3,797.00	-3.00
Auto	8,712.83	4,000.00		217.82%	4,649.00	649.00
Umbrella + Fees	0.00			0.0%	938.00	938.00
<b>Total Insurance</b>	<b>20,613.83</b>	<b>7,800.00</b>		<b>264.28%</b>	<b>11,981.00</b>	<b>4181.00</b>
<b>Payroll Expense</b>						
Health Insurance-Employee	12,055.06	30,000.00		40.18%	28,000.00	-2000.00
<b>Payroll</b>						
PPP Loan Applied	-40,400.00	0.00		100.0%	0.00	0.00
Payroll	83,411.16	125,460.00		66.48%	125,460.00	0.00
<b>Total Payroll</b>	<b>43,011.16</b>	<b>125,460.00</b>		<b>34.28%</b>	<b>125,460.00</b>	<b>0.00</b>
<b>Payroll Tax Expense</b>						
IRS ERCredit	-3,483.51	0.00		100.0%	0.00	0.00
Payroll Tax Expense	6,530.93	11,870.00		55.02%	11,870.00	0.00
<b>Total Payroll Tax Expense</b>	<b>3,047.42</b>	<b>11,870.00</b>		<b>25.67%</b>	<b>11,870.00</b>	<b>0.00</b>
Work Comp Insurance	2,505.69	6,935.00		36.13%	6,935.00	0.00
Payroll Expense - Other	0.00	0.00		0.0%	0.00	0.00
<b>Total Payroll Expense</b>	<b>60,619.33</b>	<b>174,265.00</b>		<b>34.79%</b>	<b>172,265.00</b>	<b>-2000.00</b>

# 2020 Budget – Fixed Expense 2

<b>Professional Fees</b>							
<b>Mileage</b>	265.55	300.00	<div><div></div></div>	88.52%	300.00		0.00
<b>Secretarial Services</b>	20,805.65	31,000.00	<div><div></div></div>	67.12%	31,000.00		0.00
<b>Total Professional Fees</b>	21,071.20	31,300.00	<div><div></div></div>	67.32%	31,300.00		0.00
<b>Property Taxes</b>	0.00	12,000.00		0.0%	12,000.00		0.00
<b>Taxes-1120H</b>							
<b>Federal</b>	108.00	192.00	<div><div></div></div>	56.25%	192.00		0.00
<b>State</b>	18.00	42.00	<div><div></div></div>	42.86%	42.00		0.00
<b>Taxes-1120H - Other</b>	0.00			0.0%			0.00
<b>Total Taxes-1120H</b>	126.00	234.00	<div><div></div></div>	53.85%	234.00		0.00
<b>Telephone</b>	1,040.17	1,200.00	<div><div></div></div>	86.68%	1,200.00		0.00
<b>Utilities</b>							
<b>Propane/Gas</b>	609.79	0.00	<div><div></div></div>	100.0%	0.00		0.00
<b>Utilities - Other</b>	0.00	1,000.00		0.0%	700.00		-300.00
<b>Total Utilities</b>	609.79	1,000.00	<div><div></div></div>	60.98%	700.00		-300.00
<b>Total FIXED EXPENSES</b>	114,451.50	237,049.00	<div><div></div></div>	48.28%	239,930.00		2881.00

# 2021 Budget – Variable Expenses 1

VARIABLE EXPENSES						
Diesel	2,094.48	7,000.00		29.92%	5,000.00	-2000.00
Equipment Rental	17,058.54	20,000.00		85.29%	20,000.00	0.00
Equipment Repair & Maint						
Equipment Large Mach repair	1,358.71	2,000.00		67.94%	2,000.00	0.00
Equipment Small Repair & Maint	3,457.92	3,000.00		115.26%	3,000.00	0.00
Truck-Ranger	488.32	1,000.00		48.83%	1,000.00	0.00
Truck Expense	4,888.60	4,000.00		122.22%	4,000.00	0.00
Equipment Repair & Maint - Other	0.00			0.0%		0.00
Total Equipment Repair & Maint	10,193.55	10,000.00		101.94%	10,000.00	0.00
Fuel/Gasoline	2,498.80	2,000.00		124.94%	2,000.00	0.00
Internet/Web Expense	234.75	600.00		39.13%	400.00	-200.00
Legal Fees						
CCr's Review	875.59	10,000.00		8.76%	0.00	-10000.00
Legal Fees	20,233.34	20,000.00		101.17%	30,000.00	10000.00
Total Legal Fees	21,108.93	30,000.00		70.36%	30,000.00	0.00
Licenses and Permits	132.00	500.00		26.4%	500.00	0.00
Mail Boxes	125.00	0.00		100.0%	0.00	0.00
Office Supplies	408.79	552.71		73.96%	552.71	0.00
Postage, Printing & Mailing	1,334.83	4,000.00		33.37%	4,000.00	0.00

# 2021 Budget – Variable Expense 2

<b>Repairs</b>						
Building Repairs & Maintenance	63.25	250.00	<div><div></div></div>	25.3%	250.00	0.00
Computer Expense	200.00	250.00	<div><div></div></div>	80.0%	250.00	0.00
Grounds Maintenance	704.73	500.00	<div><div></div></div>	140.95%	500.00	0.00
Repairs - Other	0.00			0.0%		0.00
<b>Total Repairs</b>	<b>967.98</b>	<b>1,000.00</b>	<div><div></div></div>	<b>96.8%</b>	<b>1,000.00</b>	<b>0.00</b>
<b>Road Maintenance</b>						
Aggregate						
Purchases/hauling		0.00		0.0%	0.00	0.00
Aggregate	25,302.00	50,000.00	<div><div></div></div>	50.6%	50,000.00	0.00
<b>Total Aggregate</b>	<b>25,302.00</b>	<b>50,000.00</b>	<div><div></div></div>	<b>50.6%</b>	<b>50,000.00</b>	<b>0.00</b>
Culvert installation	0.00	2,000.00		0.0%	2,000.00	0.00
General Road Repair						
Miscellaneous Road Projects	62.88	0.00	<div><div></div></div>	100.0%	0.00	0.00
Tollgate Road re-pave every (3) years	0.00	23,000.00		0.0%	23,000.00	0.00
<b>Total General Road Repair</b>	<b>62.88</b>	<b>23,000.00</b>	<div><div></div></div>	<b>0.27%</b>	<b>23,000.00</b>	<b>0.00</b>
Roads-Mag Water Installation	14,134.69	14,000.00	<div><div></div></div>	100.96%	14,000.00	0.00
Snowplowing						
Junction Court to Arapahoe	22,000.00	33,000.00	<div><div></div></div>	66.67%	33,000.00	0.00
Snowplowing - Other	0.00	0.00		0.0%	0.00	0.00
<b>Total Snowplowing</b>	<b>22,000.00</b>	<b>33,000.00</b>	<div><div></div></div>	<b>66.67%</b>	<b>33,000.00</b>	<b>0.00</b>
<b>Total Road Maintenance</b>	<b>61,499.57</b>	<b>122,000.00</b>	<div><div></div></div>	<b>50.41%</b>	<b>122,000.00</b>	<b>0.00</b>
Travel & Ent	0.00	500.00		0.0%	500.00	0.00
<b>Total VARIABLE EXPENSES</b>	<b>117,657.22</b>	<b>198,152.71</b>	<div><div></div></div>	<b>59.38%</b>	<b>195,952.71</b>	<b>-2200.00</b>
<b>Total Expense</b>	<b>232,108.72</b>	<b>435,201.71</b>	<div><div></div></div>	<b>53.33%</b>	<b>435,882.71</b>	<b>681.00</b>

# 2021 Budget

Net Ordinary Income	237,044.74	1,284.29			603.29	-681.00
Other Income/Expense						
Other Income						
Other Income-Interest						
Interest Income	99.44	0.00	<div><div></div></div> 100.0%		0.00	0.00
Revenue from sale of equipment	-2,700.00	0.00	<div><div></div></div> 100.0%		0.00	0.00
Total Other Income-Interest	-2,600.56	0.00	<div><div></div></div> 100.0%		0.00	0.00
Total Other Income	-2,600.56	0.00	<div><div></div></div> 100.0%		0.00	0.00
Net Other Income	-2,600.56	0.00	<div><div></div></div> 100.0%		0.00	0.00
Net Income	234,444.18	1,284.29			603.29	-681.00



# Reserve Budget 2021

Money Market Reserve Accounts	Interest	Balance
Money Market 7666 Restricted	0.50%	135,350.31
Money Market-7666	0.50%	76,184.36
TOTAL Restricted Money Market		\$ 211,534.67
2020 Funded Reserve Budget	Contribution	Balance
2018 Contribution	0	210,575.86
2019 Contribution	0	210,903.23
2020 Contribution	73,000.00	\$ 284,534.67

# Reserve Analysis

- Professional Reserve Analysis was performed in 2020.
- By law, an Analysis is to be performed every six years and updated in year three of that cycle.
- The Significant Factors that go into the Analysis are noted here:

Significant Components						
ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
401	Asphalt - 2006 - Major Rehab	25	10	\$437,500	\$17,500	7.6310%
401	Asphalt - 2014 - Major Rehab	25	18	\$79,000	\$3,160	1.3779%
402	Asphalt - Slurry Seal	3	0	\$59,000	\$19,667	8.5758%
403	Asphalt - Crack Fill/Repair	1	0	\$32,500	\$32,500	14.1719%
404	Gravel Road Aggregate - Maintain	1	0	\$55,000	\$55,000	23.9833%
405	Gravel Road Culverts - Repair	1	0	\$2,500	\$2,500	1.0901%
406	Gravel Road Mag Water - Application	1	0	\$15,000	\$15,000	6.5409%
490	Roads - Snow Plow	1	0	\$34,000	\$34,000	14.8260%
808	Signage - Replace	20	14	\$11,000	\$550	0.2398%
1901	Chevy 2500HD - 2010 - Replace	15	11	\$50,500	\$3,367	1.4681%
1902	Ford 350 - 2005 - Replace	15	3	\$50,500	\$3,367	1.4681%
1903	Water Truck - 2001 - Replace	20	3	\$100,000	\$5,000	2.1803%
1904	Snow Plow 1 - 2010 - Replace	12	0	\$8,000	\$667	0.2907%
1905	Snow Plow 2 - 2017 - Replace	12	8	\$8,000	\$667	0.2907%
1906	Polaris Ranger UTV - 2007 - Replace	20	6	\$20,000	\$1,000	0.4361%
1907	Sander 1 - 2009 - Replace	15	3	\$8,000	\$533	0.2326%
1907	Sander 2 - 2017 - Replace	15	11	\$8,000	\$533	0.2326%
1909	Kubota Tractor - 2014 - Replace	20	13	\$62,500	\$3,125	1.3627%
1911	Blower - Replace	15	12	\$10,000	\$667	0.2907%
1912	Grader - 1990 - Replace	20	5	\$545,000	\$27,250	11.8826%
1913	Mini Excavator - 2019 - Replace	20	15	\$57,500	\$2,875	1.2537%
1914	Hoist - 2016 - Replace	20	15	\$1,000	\$50	0.0218%
1915	Norstar Trailer - 2018 - Replace	20	18	\$7,000	\$350	0.1526%



# Reserve Analysis Summary by Year

- **A Reserve Analysis is** a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects.
- **Detailed schedules will** serve as an advance warning that major projects will need to be addressed in the future.
- **This will allow the Association** to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Yearly Summary							
Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2021	\$1,105,937	\$211,600	19%	\$276,900	\$247	\$206,000	\$282,747
2022	\$1,163,141	\$282,747	24%	\$285,207	\$354	\$143,170	\$425,138
2023	\$1,293,863	\$425,138	33%	\$293,763	\$499	\$147,465	\$571,935
2024	\$1,431,381	\$571,935	40%	\$302,576	\$529	\$389,557	\$485,482
2025	\$1,331,188	\$485,482	36%	\$311,653	\$563	\$156,446	\$641,253
2026	\$1,475,837	\$641,253	43%	\$321,003	\$405	\$792,943	\$169,718
2027	\$977,208	\$169,718	17%	\$330,633	\$205	\$260,303	\$240,253
2028	\$1,020,455	\$240,253	24%	\$340,552	\$325	\$170,952	\$410,178
2029	\$1,165,492	\$410,178	35%	\$350,769	\$493	\$186,215	\$575,224
2030	\$1,307,874	\$575,224	44%	\$361,292	\$627	\$258,345	\$678,798
2031	\$1,389,211	\$678,798	49%	\$372,130	\$478	\$774,768	\$276,638
2032	\$950,318	\$276,638	29%	\$383,294	\$332	\$273,386	\$386,878
2033	\$1,024,205	\$386,878	38%	\$394,793	\$430	\$307,964	\$474,137
2034	\$1,074,502	\$474,137	44%	\$406,637	\$530	\$295,910	\$585,394
2035	\$1,148,827	\$585,394	51%	\$418,836	\$682	\$226,888	\$778,024
2036	\$1,306,880	\$778,024	60%	\$431,401	\$794	\$399,619	\$810,600
2037	\$1,302,481	\$810,600	62%	\$444,343	\$922	\$223,054	\$1,032,811
2038	\$1,490,852	\$1,032,811	69%	\$457,674	\$1,147	\$229,746	\$1,261,886
2039	\$1,689,353	\$1,261,886	75%	\$471,404	\$1,207	\$583,083	\$1,151,413
2040	\$1,541,583	\$1,151,413	75%	\$485,546	\$1,273	\$243,737	\$1,394,494
2041	\$1,750,971	\$1,394,494	80%	\$500,112	\$1,512	\$265,498	\$1,630,621
2042	\$1,956,652	\$1,630,621	83%	\$515,116	\$1,705	\$368,338	\$1,779,103
2043	\$2,075,376	\$1,779,103	86%	\$530,569	\$1,912	\$266,338	\$2,045,246
2044	\$2,315,905	\$2,045,246	88%	\$546,486	\$2,084	\$471,687	\$2,122,128
2045	\$2,365,718	\$2,122,128	90%	\$562,881	\$2,195	\$418,756	\$2,268,448
2046	\$2,485,531	\$2,268,448	91%	\$579,767	\$1,843	\$1,432,144	\$1,417,915
2047	\$1,579,552	\$1,417,915	90%	\$597,160	\$1,483	\$469,059	\$1,547,499
2048	\$1,653,209	\$1,547,499	94%	\$615,075	\$1,625	\$462,028	\$1,702,170
2049	\$1,751,599	\$1,702,170	97%	\$633,527	\$1,861	\$318,022	\$2,019,536
2050	\$2,017,008	\$2,019,536	100%	\$652,533	\$2,183	\$327,563	\$2,346,690



# Owners Open Forum



# Budget Approval Voting Process

- Ballot Voting for owners on Zoom:
  - Owners on Zoom will receive a ballot via email on Nov. 12
  - Owners will have 24 hours to return their ballot
- Owners attending the annual meeting will receive an email announcing the results of the voting
- Approval of the Budget will be posted on the website