

**PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.**  
**P.O. BOX 1044, NORMAL, IL 61761**  
**MARCH 2020 BOARD MEETING MINUTES**  
**Denny's, Normal, IL**  
**March 3rd, 2020**

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**Call to Order** –

- **Time:** 6:10 pm.
- **Present:** Wendy Anderson (T), Dino Carlino (P), Shelly Kerr (S), Ray McCormick, and Mary Walker.
- **Absent:** Ken Endrizzi (VP) and Dave King.

**Review & Approve Prior Meeting Minutes** – The February 2020 meeting minutes were presented by Shelly and reviewed. Ray made a motion for approval of the minutes and Mary seconded the motion. All in attendance approved.

**Treasurer's Report** – Wendy presented the February 2020 Monthly Treasurers Report. The beginning balance for February was \$7,280.60. Deposits were made for \$157.50 and \$0.34 dividend. No payments were made. The February ending balance was \$7,438.44. Mary made a motion to approve the February 2020 Monthly Treasurers Report and Bank Account Reconciliation. Shelly seconded this motion. All in attendance approved.

Wendy presented a bill for \$4.05 for certified mail (for Shelly). Mary made a motion to approve this payment and Wendy seconded the motion. All in attendance approved. Wendy also presented a bill for \$43.49 for printer ink (for Wendy). Shelly made a motion to approve this payment and Mary seconded the motion. All in attendance approved. A bill for \$315 for the financial review/AUP for Striegel & Knobloch was presented. This bill was approved at a previous meeting and will now be paid.

We reviewed the list of outstanding annual assessments as of 03/01/2020. There are three residents that are delinquent. Two residents have liens already from previous years and there is one outstanding assessment for 2019 (309 Plumage Ct.). Since the annual dues was not received from 309 Plumage by 2/17/2020, Wendy will now begin the process to place a lien on that property.

**Closing Letters / Homes for Sale** – In February 2020, Shelly issued a closing letter for 310 Bob White Way, 507 Plumage (refinance), and 601 Wildberry (refinance).

**Architectural Review Committee / Landscaping Report** – Shelly sent an Architecture review form on 2/19/2020 to a potential homeowner Jennifer about an above ground pool and to Karli Cope at 409 Gambel for a fence. Karli submitted her request in and was given to Ray. He and Dino will review sometime next week.

**Old Business** – Ray drafted a letter explaining our covenants and by-laws pertaining to recreational vehicles. We reviewed the wording and made adjustments. Ray and Dino will work together to finalize the letter and Shelly will store it on the OneDrive for future use.

**New Business** – As a reminder, the subdivision-wide garage sale will be June 5<sup>th</sup> & 6<sup>th</sup>. The annual meeting will be June 23<sup>rd</sup> at 7:00 pm at Heartland Church. It has already been reserved and we will need to pay \$50 fee the 1<sup>st</sup> week in June.

**Adjourn** – Ray made a motion to adjourn and Shelly seconded the motion. The motion to adjourn was approved. Dino adjourned the meeting at 6:56pm.

**The next board meeting will be held at Denny's on North Main St. Normal on 4/7/2020 at 6:00PM.**