

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
SEPTEMBER 24, 2020 SPECIAL BOARD MEETING MINUTES
Virtual via Zoom meeting, Normal, IL
September 24, 2020

Call to Order –

- **Time:** 7:40 pm.
- **Present:** Dino Carlino (P), Ken Endrizzi (VP), Shelly Kerr (S), Dave King, Ray McCormick (T), and Mary Walker.
- **Absent:** Gary Ferguson.

Purchasing trees for the Raab Road berm discussion – When we received the assessment payment from Deborah Powell at 403 Wildberry Drive this year, she sent a comment that she was disappointed that the trees on the berm had not been planted yet. She is offering to purchase three trees from Growing Grounds to be planted on that berm. Based on input from the homeowner, Dino helped coordinate with Growing Grounds to assist in the tree selection and negotiation of sale prices to assist the homeowner. Two of the trees will be Blue Spruce (\$170 each), the other will be a hybrid Sycamore called Exclamation London Planetree (\$190), and it will cost her \$300 to have them planted.

We discussed the possibility of the homeowner purchasing these trees to plant on the Raab Road berm and the types of trees. The hybrid tree is not on our current list of trees we approve for the subdivision, but Ken will get it added. If this request is approved, we will supply the tree bags and the fertilizer, and she will be responsible for the care of these trees for the next two years. In return we will give her a credit towards her assessment fee for the next two years (see below for additional information).

At this point we asked each board member their thoughts on this plan. All agreed that this sounds like a good plan. Dino recommended that we allow Deborah Powell to purchase and plant on her own these three trees from Growing Grounds. Ray made the motion and Ken seconded the motion. All in attendance approved. Dino will coordinate tomorrow with the homeowner and Growing Grounds to finalize this.

For the second part of this discussion, we considered what kind of credit we should give her for doing this. Past practice is when the Board pays to plant trees, and the homeowner who lives adjacent to that area of the berm agrees to help maintain them (watering and fertilizing for two years), the Board approves a “watering credit” that is applied to the homeowner’s account. This credit waives the Annual Assessment fee for a period of two years to coincide with the homeowner maintaining the trees during this time period.

Dino presented a plan to think creatively on how to help fund the tree planting project that could be applied to this homeowner and other homeowners in the future. Basically, if a homeowner wants to pay for trees to be planted on the area of the Linden Street or Raab Road berm behind their home (as is the situation we are considering tonight), the Board could approve a \$400 “tree credit” to help the homeowner recoup some of their personal money used to fund this project. The rationale behind the plan is two-fold. First, if a homeowner is willing to pay the tree purchase up-front, this allows the Association a viable option to fund the project at a portion of the cost and by a method that would incur a minimal annual loss of revenue. Second, with the final development of the subdivision underway, the Annual Assessment revenue from the soon-to-be platted lots will compensate for any loss of Annual Assessment revenue incurred by homeowners participating in this plan.

Like the current watering credit, this would be applied to a homeowner's account and would waive the Annual Assessment fee, but for a period of ten years. The Board would still provide tree bags for watering and fertilizer, and the homeowner would be required to water and fertilize the trees for the first two years. There would be an agreement document signed and dated by both the Board and homeowner to explain this in detail (clearly stating how long the Annual Assessment fee will be waived and what is expected of the homeowner in regard to caring for the trees).

At this point Dino asked each board member for their thoughts on the \$400 credit plan. Dave and Mary both liked the concept of the idea. Ken stated he was against a plan that would provide a credit for this long period of time, but thought the standard two-year credit was appropriate. Ray and Shelly mentioned their concern that a longer credit might be hard to track/manage.

Everyone agreed that the standard two-year water credit is appropriate to apply at this time and want to ensure whatever plan we approve in the future will ensure consistency. Ray suggested that we table Dino's proposed plan until a later date to allow for more discussion once the area of new development has the lots platted. We should have more information about this within the coming year before the 2021 Annual Assessments are due. The item was tabled, and Dino also mentioned that the tree plan will be on the November meeting agenda to discuss the overall planting plan further.

Ray made a motion to adjourn the meeting and Dave seconded it. All in attendance approved. Dino adjourned the meeting at 8:46 pm.

The October monthly meeting will be on October 6th, 2020 at 6:00 pm.