

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
AUGUST 2021 BOARD MEETING MINUTES
Virtual via Zoom meeting, Normal, IL
August 9th, 2021

Call to Order –

- **Time:** 6:04 pm.
- **Present:** Vicki Bennett, Gary Ferguson, Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), Mary Walker and Justin Wolf (P).
- **Absent:**

Review & Approve Prior Meeting Minutes – The July 2021 meeting minutes were presented by Shelly and reviewed. Ray made a motion for approval of the minutes and Gary seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the July 2021 Monthly Treasurer's Report. The beginning balance for July was \$16,706.01. Deposits were made for \$0.18 dividend and dues payments for \$4,600.00. Payments were made for VIP for \$700.00 for mowing in June (6th and 13th) and for HostGator for \$32.94 for annual website fees. The July ending balance was \$20,573.25. Shelly made a motion to approve the July Treasurer's report and Vicki seconded. All in attendance approved.

We received a bill from VIP Lawn Service for \$900.00 for mowing on July 4th, 18th, and 24th. Justin made a motion to pay this bill and Gary seconded the motion. All in attendance approved.

Ray suggested that we should buy 400 postage stamps before the price goes up at the end of the month. Mary made a motion for Ray to purchase the 400 stamps and Eric seconded the motion. All in attendance approved.

Ray reviewed the budget and expenses for the new board members.

Ray will review CDs or Money Market accounts at Prairieland for a one-year term for the \$4,400 that we have saved up for trees. We can discuss at the August meeting.

Closing Letters / Homes for Sale – Shelly issued closing letters for the following addresses in July 2021:

- 405 Labrador Lane – dues paid
- 311 Bobwhite Way – dues paid
- 301 Labrador Lane – refinance - dues paid
- 401 Bobwhite Way – dues paid
- 304 Bobwhite Way – dues paid
- 1822 Chuck Murray drive – dues paid
- 1828 Chuck Murray drive – dues paid
- 1801 Partridge Point – listing soon – dues paid

Mary was not present at the meeting so there we no homes for sale to report

Architectural Review Committee / Landscaping Report – Architectural Review Forms (ARFs) were submitted and reviewed for the following:

- None in July

- Jose had pulled weeds on White Chapel in July and they came back quickly. Gary left him a message and they came back out and pulled them again.
- Update on split tree on Chuck Murray Drive – tabled till the August meeting – check address

6. Old Business –

Letter to Tentac regarding reviewing the new construction plans and asked again for a point person to architect since he will be leaving after June. Ray will type up the letter for approval and we will review the letter at the August meeting.

7. New Business –

- Follow-up from the annual meeting – Ken Endrizzi mentioned that there are 4 fiber optic sets of cables at the Beech entrance that he would like to have addressed with Metronet using Dino's contacts. Justin will contact Metronet and see what our options are. We will discuss at the August meeting.
- We reviewed the Roles and Responsibilities document and made a couple small changes.
- Ken Splane introduced himself to the new board members and gave us an overview of what he has done for our website. He has made our website as user friendly as possible. It also works well on mobile devices. If you see that a page isn't loading well on a mobile device, please let Ken know. He suggests that we add pictures of the area as well. Ken updated the PayPal fee information on the website to \$1.95.
- Vicki suggested adding solar lights to the entrance signs.
- Vicki asked if we had a Welcoming Committee. We currently do not. She suggested that we create one. The Welcoming Committee members will be: Vicki, Justin, Mary and Shelly.

Adjourn – Ray made a motion to adjourn the meeting and Justin seconded the motion. All in attendance approved. Justin adjourned the meeting at 7:22 pm.

The next board meeting will be held at 310 Thicket Point on 9/13/2021 at 6:00 pm.