

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
SEPTEMBER 2021 BOARD MEETING MINUTES
Virtual via Zoom meeting, Normal, IL
September 13th, 2021

Call to Order –

- **Time:** 6:12 pm.
- **Present:** Vicki Bennett, Gary Ferguson, Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), and Mary Walker.
- **Absent:** Justin Wolf (P).

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

Treasurer's Report – Ray presented the August 2021 Monthly Treasurer's Report. The beginning balance for August was \$20,573.25. Deposits were made for \$0.32 dividend and dues payments for \$1,721.67. Payments were made for VIP for \$900.00 for mowing in July (4th, 18th and 24th) and USPS for stamps for \$220.00, State Farm for annual Condo policy for \$1,420.00, and we refunded 4 homeowners for overpayment of dues for \$160.00. The August ending balance was \$19,595.24. Mary made a motion to approve the August Treasurer's report and Gary seconded. All in attendance approved.

We received a bill from VIP Lawn Service for \$1,200.00 for mowing on August 1st, 15th, 22nd, and 29th. Shelly made a motion to pay this bill and Vicki seconded the motion. All in attendance approved.

Update on dues payments – three outstanding as of 9/12/21. Any left unpaid by 9/30 Shelly will send the 2nd late notice letters by certified mail.

- 1727 Beech Street – hand-delivered the 1st late notice letter on 9/4/21
- 1809 Chuck Murray – mailed the 1st late notice letter on 9/9/21
- 504 Wildberry Drive – hand-delivered the 1st late notice letter on 9/4/21

Ray discussed investment potential for surplus from 2020-2021 budget, money (\$4400.00) is currently in the savings account until a decision is made to leave or move to a CD account for a better interest earned than the savings account. We get .05% currently on our savings account. Below are the current rates for CDs. We discussed putting this into a 1-year CD and revisit next year with any surplus to reinvest.

APR/APY

6 months .249/.25

1-year .39/.40

18 months .449/.45

2-years .49/.50

Shelly made a motion to invest \$4,500 in a 1-year CD and Vicki seconded the motion. All in attendance approved.

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

- 1713 Setter Street – refinance - dues paid
- 406 Labrador Lane – dues paid
- 1803 Chuck Murray Drive – dues paid
- 1814 Chuck Murray Drive – dues paid
- 1810 Partridge Point – dues paid

Homes for sale –

- 600 Block of Bobwhite Way – 600, 604, & 609

Welcoming Committee Report – Shelly will begin to gather addresses of new homeowners and contact the members of the welcoming committee to visit and deliver welcome letter.

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

- 406 Wildberry Dr, to replace rotten wood fence with new vinyl fence; Approved 8/15/2021
- 409 Wildberry Dr for front concrete patio/porch to abut current porch & house; Approved 8/15/2021
- Update on split tree on Chuck Murray Drive – still split and on property. Ray will check again.

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 September meeting.

Justin will research solar lights for the entrance signs -

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 has contacted Metronet several times and they keep saying they will look into it.
- Discuss use of PayPal for assessments in 2022-2023 –
 - 5 overpayments
 - 65 payments this year
 - Consider closing out PayPal after October Board meeting

Adjourn – Mary made a motion to adjourn the meeting and Gary seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:44 pm.

The next board meeting will be held at 310 Thicket Point on 10/11/2021 at 6:00 pm.