

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
OCTOBER 2021 BOARD MEETING MINUTES
Virtual via Zoom meeting, Normal, IL
October 11th, 2021

Call to Order –

- **Time:** 6:09 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 September 2021 meeting minutes were presented by Shelly and reviewed. Vicki made a motion for approval of the minutes and Eric seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the September 2021 Monthly Treasurer's Report. The beginning balance for September was \$19,595.24. Deposits were made for \$0.36 dividend and dues payments for \$278.26. Payments were made for VIP for \$1,200.00 for mowing in August (1st, 15th, 22nd and 29th) and to ILSOS for NFP Annual Report for \$11.00. The September ending balance was \$18,662.86. Shelly made a motion to approve the September Treasurer's report and Gary seconded. All in attendance approved.

We received a bill from VIP Lawn Service for \$600.00 for mowing on September 7th, and 27th. Eric made a motion to pay this bill and Ray seconded the motion. All in attendance approved.

Update on dues payments – two outstanding as of 10/10/21 and they are the two with existing liens.

Ray made a motion to approve payment for \$11 to the ILSOS for the Annual NFP Report. Vicki seconded the motion. All in attendance approved.

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

- 401 Wildberry Drive - dues paid
- 507 Sage Drive – refinance - dues paid

Homes for sale –

- 401 Wildberry Drive and 405 Wildberry Drive
- 600 Block of Bobwhite Way – 600, 604, & 609

Welcoming Committee Report – Mary, Vicki and Shelly will go on October 18th to deliver welcome letters to the following addresses:

- 1805 Setter Street
- 406 Labrador Lane
- 1828 Chuck Murray Drive
- 1822 Chuck Murray Drive
- 1803 Chuck Murray Drive
- 302 Bobwhite Way

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

- 309 Bobwhite Way for a concrete pad to put a 12.5 X 8 shed on. Approved on 9/19/2021
- 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 reach out to Tentac to get requirements for our role in this process and will work on creating a letter.

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
 - Justin recommends not using PayPal next year. All board members agree. Next year we will accept checks, and electronic payments from banks.
- Justin mentioned how dark it is on Bobwhite Way at night. He recommends that we contact the town about getting streetlights added on Bobwhite Way.
 - Ray will contact the city and Tentac about this and we can discuss next month.
- Justin mentioned that this is his busy season at work.

Adjourn – Ray made a motion to adjourn the meeting and Justin seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:49 pm.

The next board meeting will be held at 310 Thicket Point on 11/08/2021 at 6:00 pm.