

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

Call to Order –

- **Time:** 6:10 pm.
- **Present:** Vicki Bennett, Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), Mary Walker and Justin Wolf (P).
- **Absent:** Gary Ferguson.

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

Treasurer's Report – Ray presented the November 2021 Monthly Treasurer's Report. The beginning balance for November was \$18,143.07. Deposits were made for \$1.89 dividend. Payments were made for VIP for \$900.00 for mowing in October (10th, 17th and 31st). The November ending balance was \$17,244.96. Justin made a motion to approve the November Treasurer's report and Shelly seconded. All in attendance approved.

The PayPal account has been closed.

P.O. Box dues of \$188 annually is due. Ray made a motion to pay the \$188 and Shelly seconded the motion. All in attendance approved.

Ray is still gathering estimates for weed control treatments in 2022. We will discuss at the February meeting.

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

- 307 Wildberry Drive - dues paid
- 405 Wildberry Drive - dues paid
- 301 Bobwhite Way – dues paid
- 305 Bobwhite Way – dues paid
- 309 Bobwhite Way – dues paid

Homes for sale –

- 303 Bobwhite Way - \$330,000 – spec house
- 1805 Chuck Murray

Lot 368/306 Bob White - closing 12/9/2021

Lot 369/308 Bob White - closing 1/31/2022

Welcoming Committee Report – Mary, and Vicki will be delivering letters to these addresses this week.

- 301 Bobwhite Way
- 302 Bobwhite Way
- 305 Bobwhite Way
- 309 Bobwhite Way
- 402 Wildberry Drive
- 405 Wildberry Drive

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

- Ray attended the zoning meeting on 309 Bobwhite Way for a driveway extension. The town approved.

6. Old Business –

Solar lights for the entrance signs – Justin researched solar lights and sent us three options.

1. Set of 2 for \$35 on Amazon
2. Set of 2 for \$68 on Amazon
- 3.

After discussing these options, Shelly made a motion to approve and try 2 different sets. Vicki seconded the motion. All in attendance approved. Justin will order solar lights for the entrance signs using the HOA debit card and he will return the set he decides not to keep.

Update on streetlights for Bobwhite Way – they will not be installed until the construction is completed.

Shelly reviewed the McLean County website and did not find the information on the 36 new properties for the 12th addition.

The damaged tree on Chuck Murray has been removed.

7. New Business –

Shelly presented the following dates for our 2022 board meetings. We will continue to meet at 310 Thicket Pt.

February 7th

March 14th

April 11th

May 9th

June 6th

June 28th – Annual Meeting

July 11th

August 8th

September 12th

October 10th

November 14th

December 12th

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

The next board meeting will be held at 310 Thicket Point on 2/7/2022 at 6:00 pm.