

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
MARCH 2022 BOARD MEETING MINUTES
310 Thicket Point, Normal, IL
March 14th, 2021

Call to Order –

- **Time:** 6:08 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 February 2022 meeting minutes were presented by Shelly and reviewed. Mary made a motion for approval of the minutes and Vicki seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the February 2022 Monthly Treasurer's Report. The beginning balance for February was \$17,060.70. Deposits were made for \$1.88 dividend. The February ending balance was \$17,062.58. Shelly made a motion to approve the February Treasurer's report and Justin seconded. All in attendance approved.

DeMirci Lien update – Jay Reece has sent a letter and invoice to 1707 Setter Street. Ray had a conversation with Jay regarding the lien and the amount due. Ray made a motion to pay Jay Reece \$332 for his recent services on this lien. Justin seconded the motion. All in attendance approved.

Closing Letters / Homes for Sale – Shelly issued closing letters for the following addresses in February 2022:

- 1818 Thicket Point – dues paid
- 308 Bobwhite Way – dues paid

Homes for sale –

- 1707 Setter Street – empty lot in the cul-de-sac

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

- 306 Bobwhite Way
- 308 Bobwhite Way

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

- 1709 Partridge Point for a wooden cedar fence to enclose the backyard. Approved 2/27/22.

6. Old Business –

Solar lights for the entrance signs. May have issues with the street lights interfering with the light sensor. Justin and Eric may go out and work through that.

Update on prices for weed control treatments in 2022. Ray was unable to get any other companies to come out for estimates. Ray will see if the pre-pay is still applicable. Shelly motioned for Ray to pay Spring Green for 2022 for \$783.75. Justin seconded. All in attendance approved.

Shelly reviewed the McLean County website and did not find the information on the 36 new properties for the 12th addition. She will look again in April and contact Mercy Davidson at the town for more information.

7. New Business –

Ray will draft a 2022 budget for discussion at the next meeting.

1120HOA form – Ray will complete and show Justin and submit.

Adjourn – Justin made a motion to adjourn the meeting and Eric seconded the motion. All in attendance approved. Justin adjourned the meeting at 6:41 pm.

The next board meeting will be held online on 4/11/2022 at 6:00 pm.