

**PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.**  
**P.O. BOX 1044, NORMAL, IL 61761**  
**APRIL 2022 BOARD MEETING MINUTES**  
**310 Thicket Point, Normal, IL**  
**April 11th, 2021**

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**Call to Order** –

- **Time:** 6:03 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 March 2022 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 March 2022 Monthly Treasurer's Report. The beginning balance for March was \$17,062.58. Deposits were made for \$1.73 dividend. The March ending balance was \$17,064.31. Justin made a motion to approve the March Treasurer's report and Shelly seconded. All in attendance approved.

**DeMirci Lien update** – Ray had an additional lengthy conversation with Jay regarding the lien and the amount due. Because of that we have received another bill from Jay for an additional \$552. Ray made a motion to pay Jay Reece \$552 for his recent services on this lien. Mary seconded the motion. All in attendance approved.

Going forward we will wait to be contacted by Ms. DeMirci. At that time, we will meet her in a public location, and she has been instructed to bring proof of all dues payments.

**Existing liens** – We need to send Past Due Notices to existing liens after the communication with Jay Reece. Ray will write something up for us to include with the annual mailing for the properties that have existing liens.

1120HOA form – Ray has completed this form and will submit it.

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

- 410 Gambel Court – dues paid
- 1749 Beech Street – dues paid – refinance
- 304 Plumage Court – dues paid

**Homes for sale** –

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

**Homes recently sold** –

- 401 Wildberry Drive
- 1811 Setter Street

**Welcoming Committee Report** – Justin and Shelly will be delivering the letter to this address this week.

- 1818 Thicket Point -

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

- None.

## **6. Old Business –**

Update on prices for weed control treatments in 2022. Ray still has not heard back from his contact at Spring Green. He has submitted payment for the pre-pay amount. He will call this week to see when they will do the first treatment.

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

## **7. New Business –**

- Time to prepare the annual mailings.
  - President's letter – Justin will prepare the President's letter
  - Dues form – Shelly will prepare the dues form
  - Budget – Ray will create the budget
  - ARF form – Shelly will prepare the ARF form
  - Proxy – Shelly will prepare the Proxy
  - Past Due/Lien Notice – Ray will prepare this notice for those properties with a current lien
- We will meet again in late April or early May to fold and stuff envelopes for the annual mailing.

**Adjourn** – Mary made a motion to adjourn the meeting and Ray seconded the motion. All in attendance approved. Justin adjourned the meeting at 6:31 pm.

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