

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
MAY 2022 BOARD MEETING MINUTES
310 Thicket Point, Normal, IL
May 9th, 2021

Call to Order –

- **Time:** 6:05 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 April 2022 meeting minutes were presented by Shelly and reviewed. Justin made a motion for approval of the minutes and Vicki seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the April 2022 Monthly Treasurer's Report. The beginning balance for April was \$17,064.31. Deposits were made for \$1,324.00 for a lien payment for 1707 Setter Street and a dividend of \$1.89. Payments were made to Heartland Church for \$50 for the annual meeting reservation and to Jay Reece for \$926.00 for the legal work on 1707 Setter Street. The April ending balance was \$17,414.20. Mary made a motion to approve the April Treasurer's report and Justin seconded. All in attendance approved.

1707 Setter Street - DeMirci Lien update – Ray received a payment of \$1,324.00 but that amount does not include some of the attorney fees we incurred as well as postage. Thus, we are out \$599.84. Jay Reece suggested that we take what we received and not try to recover the rest.

Ray received a bill from VIO Lawncare for \$670 for 2 mowings in April (17th and 25th). Mary made a motion to pay VIP for the April bill and Eric seconded the motion. All in attendance approved.

Existing liens – We will send Past Due Notices to the two existing liens after the communication with Jay Reece. Ray has created a letter to send to each with the details of what they owe and they will be mailed with the annual packet for those two addresses.

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

- 409 Gambel Court – dues paid – closing on 4/22/22

Homes for sale –

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

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

- None -

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

- 1722 Sage Drive for re-roofing home; approved 4/3/2022

6. Old Business –

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 Ray will contact Mercy Davidson at the town for more information.

7. New Business –

- Time to prepare the annual mailings. Must be send between 5/14 – 5/30
 - 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
 - NPD Officer Brad Park – Mary will contact him about speaking at the annual meeting
- We will meet again in late April or early May to fold and stuff envelopes for the annual mailing.
- Mary will be hosting the neighborhood 4th of July parade at 10:00am on July 4th. Parade will start at the corner of Plumage and Beech
- Streetlights were installed on Bobwhite Way and Wild Turkey Drive
- Time to set the annual assessment for 2022-2023. Ray suggested that we set the annual assessment at \$40 again this year. Justin seconded the motion. All in attendance approved.

Adjourn – Justin made a motion to adjourn the meeting and Shelly seconded the motion. All in attendance approved. Justin adjourned the meeting at 6:55 pm.

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