

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

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**Call to Order** –

- **Time:** 6:14 pm.
- **Present:** Vicki Bennett, Gary Ferguson, Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), Justin Wolf (P), and Christina Wooten.
- **Absent:** Mary Walker.

**Reviewed Roles and Responsibilities spreadsheet.**

**Election of Officers** – Introduction of all present. Shelly submitted her resignation from the board and Justin accepted it. She has one year left on her term so Christina Wooten was elected during the annual meeting to join the board and she will fulfill the last year of Shelly’s term.

Nominations for each of the following offices”

- President – Eric Minster
- Vice President – Gary Ferguson
- Treasurer – Ray McCormick
- Secretary – Vicki Bennett & Christina Wooten

Officers for the 2022-2023 term are as follows:

- President – Eric Minster
- Vice President – Gary Ferguson
- Treasurer – Ray McCormick
- Secretary – Vicki Bennett & Christina Wooten

**Review & Approve Prior Meeting Minutes** – The June 2022 meeting minutes were presented by Shelly and reviewed. Ray made a motion for approval of the minutes and Vicki seconded the motion. All in attendance approved.

**Treasurer’s Report** – Ray presented the June 2022 Monthly Treasurer’s Report. The beginning balance was \$17,536.04. Deposits were made for \$9,240 for dues, a dividend of \$1.89, and \$711.50 for lien payoff for Chuck Murray. Payments were made to USPS for \$2.56 for mailing assessment bills to Tentac, VIP for \$670 for mowing in April and \$1,500 for mowing in May, and to HostGator for \$17.99 and \$14.95 for website renewal fees. The ending balance was \$25,283.93.

Justin made a motion to approve the Treasurer’s report and Eric seconded. All in attendance approved.

Ray received a bill from VIP Lawncare for \$900 for 3 mowing in June (6<sup>th</sup>, 13<sup>th</sup> and 27<sup>th</sup>). Vicki made a motion to pay VIP for the bill and Shelly seconded the motion. All in attendance approved.

Ray paid \$2.56 to USPS for postage for mailing the assessment bills to Tentac. Shelly made a motion to approve this payment and Justin seconded the motion. All in attendance approved.

Ray received a bill for \$200 from Jay Reece for lien fees. Justin made a motion to approve and pay this bill. Eric seconded the motion. All in attendance approved.

Dues update – we have collected 65% and there are 145 still outstanding. Ray will send out reminders on NextDoor on the 15<sup>th</sup> of the month.

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

- 407 Bobwhite Way – refi – dues paid
- 514 Bobwhite Way – 12<sup>th</sup> addition new house – dues paid
- 300 Thicket Point – dues are paid - closes on 7/18/22

**Homes for sale** –

- 1707 Setter Street – empty lot in the cul-de-sac
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**Welcoming Committee Report** –

- 514 Bobwhite Way – July
- 300 Thicket Point – August - closes 7/18/22
- 305 Wildberry Drive – August - closes on 7/15/22

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

- None

**6. Old Business** –

- none

**7. New Business** –

- Decide on new meeting location – Vicki’s house at 1800 Whistling Way
- After Ray creates the budget next month, he will move money to savings - \$1,795 from lien collection.

**Adjourn** – Shelly made a motion to adjourn the meeting and Justin seconded the motion. All in attendance approved. Justin adjourned the meeting at 7:10 pm.

**The next board meeting will be held on 8/15/2022 at 6:00 pm at 1800 Whistling Way.**