

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
AUGUST 2022 BOARD MEETING MINUTES
1800 Whistling Way, Normal, IL
August 15, 2022

Call to Order –

- **Time:** 6:06 pm.
- **Present:** Vicki Bennett (S), Ray McCormick (T), Eric Minster (P), Gary Ferguson (VP) and Christina Wooten.
- **Absent:** Mary Walker

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

Treasurer's Report – Ray presented the July 2022 Monthly Treasurer's Report. The beginning balance was \$25,283.93. Deposits were made for \$4,160.00 for dues payments and a dividend of \$1.90. Payments were made to Jay Reece for \$200, VIP Lawn Care for \$900, Shelly Kerr for \$99.16 for ink and envelopes for annual mailing and Office Max for \$32.60 for copy paper for annual mailing. The ending balance was \$29,150.07. Gary 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 mowings in July 2022. Gary made a motion to pay VIP for this bill and Christina seconded the motion. All in attendance approved.

Ray received a bill from State Farm Insurance for \$1,531.00 for condo insurance. Vicki made a motion to pay State Farm Insurance and Gary seconded the motion. All in attendance approved.

Discussed money in CD's to take advantage of best interest rate.

We have collected dues for all but about 45 properties. Reminder letters will go out approximately 9/1/2022.

Closing Letters / Homes for Sale/Sold – for the following addresses in July 2022:

- 304 Bobwhite Way – dues paid – closing on 8/22/22
- 1806 Sage Dr - dues paid - closing on 8/15/22
- 528 Wild Turkey - dues paid - closing on 8/26/22

Homes for sale –

- Empty lot at 1707 Setter St
- 405 Labrador Ln
- 1806 Partridge Point

Welcoming Committee Report – delivering these letter/s this week.

- 305 Wildberry Dr
- 300 Thicket Point
- 514 Bobwhite Way

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

1. 1818 Partridge Pt. for Vinyl fence (White) to enclose backyard; Approved 7/2/2022.
2. 301 Bobwhite Way for Vinyl fence (White) to enclose backyard; Approved 7/2/2022.
3. 1711 Setter St. For Vinyl fence (White) to enclose backyard; Approved 7/2/2022.
4. 1706 Setter St. for in-ground pool (fiberglass), move wooden fence to enclose backyard and side yard to have pool equipment behind fence, and pre-fabricated shed; Approved 7/2/2022.
5. 406 Labrador Ln for Outdoor Shed; pending approval requested drawing of backyard layout for location of shed. Attempted inspection and request drawing on 7/2/2022.

Old Business –

New Business –

- Discussed zoning issued for Wintergreen. Doesn't appear to be a way to annex to Pheasant Ridge. Discussion tabled until next month.

Adjourn – Ray made a motion to adjourn the meeting and Gary seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:36 pm.

The next board meeting will be held at 1800 Whistling Way on 9/12/2022 at 6:00 pm.