

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
SEPTEMBER 2022 BOARD MEETING MINUTES
1800 Whistling Way, Normal, IL
September 12, 2022

Call to Order –

- **Time:** 6:08 pm.
- **Present:** Vicki Bennett (S), Ray McCormick (T), Eric Minster (P), Gary Ferguson (VP), Mary Walker and Christina Wooten.
- **Absent:**

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

Treasurer's Report – Ray presented the August 2022 Monthly Treasurer's Report. The beginning balance was \$29,114.07. Deposits were made for \$1,520.00 for dues payments and a dividend of \$3.52. Payments were made to VIP Lawn Care for \$900 for lawncare. The ending balance was \$27,306.59. Mary made a motion to approve the Treasurer's report and Christina seconded. All in attendance approved.

Ray received a bill from VIP Lawncare for \$600 for 2 mowings in August 2022. Mary made a motion to pay VIP for this bill and Gary seconded the motion. All in attendance approved.

Eric asked VIP Lawn Care for a quote for maintenance of the entrance landscaping area in addition to the lawn mowing operations. That quote will be sent to Eric and Ray when completed.

Discussed money in CD's to take advantage of best interest rate. CD's will be set up to mature in April and October for easy access should we need the funds. Motion to approve the investing in CDs was made by Eric and seconded by Gary.

Secretary of State reporting has been updated to include new officers names. Motion was made to pay Secretary of State by Mary and seconded by Christina.

Ray informed us that there are 25 households in the HOA that have not yet paid their Assessment for this year. Board reviewed the Late Letter. Late letters will go out around October 1st.

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

- 611 Wilberry - dues paid – closing on October, 2022
- 1806 Partridge Pt - dues paid - closing on 10/7/22
- 405 Labrador Ln - dues NOT paid -

Homes for sale –

- Empty lot at 1707 Setter St

Welcoming Committee Report – Mary took these to deliver

- 304 Bobwhite Way
- 528 Wild Turkey Ln
- 1806 Sage Dr

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

1. 305 Wildberry Dr, request for 12X 12 garden shed with gravel base - approved.
2. 313 Bobwhite Way, request for vinyl fence (white) to enclose backyard - approved.

Old Business –

- Vicki reviewed McLean County website and did not find the information on the 36 new properties for the 12th addition. Will review again in October 2022.

New Business –

- Discussed zoning issued for Wintergreen. Doesn't appear to be a way to annex to Pheasant Ridge. Board received an email from a concerned homeowner on Chuck Murray. Eric will be in contact with homeowner to discuss their concerns
- Board approved future board meeting dates and annual meeting date. Subdivision Garage Sale dates to be determined at a later date.
- Board meetings:

October 17, 2022	March 13, 2023
November 14, 2022	April 10, 2023
December 12, 2022	May 8, 2023
January 9, 2023	June 12, 2023
February 13, 2023	July 10, 2023

Annual meeting June 29, 2023 per by-laws

Adjourn – Vicki made a motion to adjourn the meeting and Gary seconded the motion. All in attendance approved. Eric adjourned the meeting at 7:01pm.

The next board meeting will be held at 1800 Whistling Way on 10/17/2022 at 6:00 pm.