

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
NOVEMBER 2022 BOARD MEETING MINUTES
508 Wildberry, Normal, IL
November 14, 2022

Call to Order –

- **Time:** 6:05 pm.
- **Present:** Ray McCormick (T), Eric Minster (P), Gary Ferguson (VP), Mary Walker and Christina Wooten.
- **Absent:** Vicki Bennett (S),

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

Treasurer's Report – Ray presented the September 2022 Monthly Treasurer's Report. The beginning balance was \$27,800.12. Deposits were made for \$364.00 for dues payments. Payments were made to VIP Lawn Care for \$300 for lawncare. There is \$980.00 outstanding from September lawncare. The ending balance was \$26,598.42. Checking account balance is \$12,691.01. CD balance is \$4,520.25. 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 mowings in October 2022. Mary made a motion to pay VIP for this bill and Eric seconded the motion. All in attendance approved.

Ray informed us that there are 4 households in the HOA that have not yet paid their Assessment for this year. One already has a lein on it, the other three will need a lein filed.

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

- 304 Plumage - \$365,000
- 1708 Sunrise - \$330,000
- 300 Bobwhite - \$57,904
- 403 Bobwhite - \$300,000

Homes for sale –

- Empty lot at 1707 Setter St

Welcoming Committee Report –

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

1. 301 Bobwhite - shed - approved
2. 306 Bobwhite Way - replace fence - approved

Old Business –

New Business –

Adjourn – Mary made a motion to adjourn the meeting and Ray seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:25 pm.

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