

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

Call to Order –

- **Time:** 6:00 pm.
- **Present:** Ray McCormick (T), Eric Minster (P), Vicki Bennett (S), Mary Walker and Christina Wooten.
- **Absent:** Gary Fercuson (VP)

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

Treasurer's Report – Ray presented the November 2022 Monthly Treasurer's Report. The beginning balance was \$27,578.42. Deposits were made for \$200.00 for dues payments. Payments were made to VIP Lawn Care of \$1,580 for lawncare. There was a reimbursement for an overpayment on dues of \$40. The ending balance was \$26,160.58. Checking account balance is \$11,871.01. CD balance is \$4,521.98. Savings account balance is \$10,367.59. Mary made a motion to approve the Treasurer's report and Vicki seconded. All in attendance approved.

Ray asked for approval to pay for the PO Box fee. Vicki moved that it be paid and Christina seconded. All approved.

It was noted that the price of the "forever" stamp is increasing by \$.03 on January 22 so Ray asked for approval to buy stamps for the upcoming yearly mailing before the price increase. He will purchase the 400 stamps needed for the mailing. Ray moved that that purchase be made and Eric seconded. All approved.

Ray informed us that there are 3 households in the HOA that have not yet paid their Assessment for this year. One already has a lein on it, the other two will need a lein filed. Ray is in the process of contacting the attorney to set that process in motion. Ray made a motion that the lein process be started and all necessary fees be paid. Mary seconded the motion and all approved.

Let it be hereby noted that even if a lein is filed on a property that property holder is still going to get the yearly mailing for dues payment and any follow up mailings necessary for non-payment.

Homes for Sold – for the following addresses in November 2022:

- 1715 Sunrise Pt - Sold 11/20 for \$268,000
- 300 Thicket Pt - Sold 12/9 for \$375,000

Homes for sale –

- Empty lot at 1707 Setter St

Closing letters - for the following addresses in November 2022:

- 518 Wild Turkey - closing 12/29
- 400 Covey Ct - closing 12/9

Welcoming Committee Report – welcome letters will be mailed to the following:

- 518 Wild Turkey
- 400 Covey Ct

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

Old Business –

New Business –

- Discussion on the solar lights for the entrance signs to the subdivision not working. We are going to table til spring to see if it is inadequate sunshine that's causing the problem.

Adjourn – Ray made a motion to adjourn the meeting and Vicki seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:35 pm.

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