

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
DECEMBER 2022 BOARD MEETING MINUTES
1800 Whistling Way, Normal, IL
February 13, 2023

Call to Order –

- **Time:** 6:09 pm.
- **Present:** Ray McCormick (T), Eric Minster (P), Gary Ferguson (VP), Vicki Bennett (S), Mary Walker and Christina Wooten.
- **Absent:**

Review & Approve Prior Meeting Minutes – The December 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 Monthly Treasurer's Report. The beginning balance was \$25,650.70. This was the ending balance for 2022. No deposits were made during this time period. No payments were made during this time period. dividends in the amount of \$2.18 were paid. The ending balance was \$25,652.88. Vicki made a motion to approve the Treasurer's report and Eric seconded. All in attendance approved.

There was discussion about the upcoming budget adjustments. Ray indicated that the amount set aside in the budget for insurance and lawn/landscape care will probably need to be increased due to inflation.

Ray will look into the cost of fertilizer and weed control.

Homes Sold – for the following addresses:

- 305 Wildberry - Sold 12/18/22 for \$295,000
- 304 Bobwhite Way - Sold 1/27/23 for \$295,000
- 404 Bobwhite Way - Sold (closing scheduled for mid March 2023)
- 311 Thicket Point - Sold (closing scheduled end of February 2023)

Homes for Sale

- Empty lot in the cul-de-sac at 1707 Setter St
- 509 Wild Turkey (duplex)
- 511 Wild Turkey (duplex)
- 513 Wild Turkey
- 515 Wild Turkey
- 1809 Setter (coming soon sign)

Closing letters - for the following addresses:

- 311 Thicket Point - Closing 2/28/23
- 404 Bobwhite Way - Closing mid March 2023

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

- No welcoming letters sent this month

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

- No Architectural Review Requests submitted

Old Business –

- No old business

New Business –

- Board entertained the idea of putting ads on our website for services and special interests since we've had a couple requests for this type of business. The Board decided that this is not something we wish to allow and that our website is mainly informational to our homeowners.
- The Board discussed some possibilities for increasing interest in attendance at the annual meeting and filling of board vacancies. This will be discussed further at future meetings.

Adjourn – Ray made a motion to adjourn the meeting and Vicki seconded the motion. All in attendance approved. Eric adjourned the meeting at 6:57 pm.

The next board meeting will be held at 1800 Whistling Way on 3/13/2023 at 6:00 pm.