

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

Call to Order –

- **Time:** 6:10 pm.
- **Present:** Ray McCormick (T), Gary Ferguson (VP), Vicki Bennett (S) and Mary Walker.
- **Absent:** Eric Minster (P) and Christina Wooten.

Review & Approve Prior Meeting Minutes – The February 2023 meeting minutes were presented by Vicki 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 Monthly Treasurer's Report. The beginning balance was \$25,652.88. No deposits were made during this time period. No payments were made during this time period. Dividends in the amount of \$2.13 were paid. The ending balance was \$25,655.01. Mary made a motion to approve the Treasurer's report and Vicki seconded. All in attendance approved.

Ray stated that he should have the new budget ready by the April meeting.

Ray is in the process of locating an electronic payment vendor for the association.

The bank for the association notified Ray that the debit card issued on our account has not been used. There is no need for a debit card at this time so he is going to address that with the bank.

First State Mortgage LLC has asked to be added as an Additional Insured on our policy that covers us for liability on the condominiums in the HOA. More research to see if that is something we want to allow.

Homes Sold – for the following addresses:

- 528 Wild Turkey - Sold for \$242,000
- 305 Bobwhite Way - Sold for \$368,000

Homes for Sale

- Empty lot in the cul-de-sac at 1707 Setter St
- 509 & 511 Wild Turkey (duplex) - framed in
- 515 Bobwhite Way - framed in
- 509 Bobwhite Way - lot for sale
- 410-418 Bobwhite Way - lots for sale
- 505 & 507 Wild Turkey (duplex)
- 511 & 513 Wild Turkey (duplex)
- 415 Bobwhite Way
- 416 Bobwhite Way
- 1809 Setter (coming soon sign)

Closing letters - for the following addresses:

- 300 Plumage

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

- 304 Bobwhite Way
- 404 Bobwhite Way

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

- Awaiting diagram for 404 Bobwhite Way fencing

Old Business –

- Ideas were discussed to increase attendance at the annual meeting.

New Business –

- It was brought to the Board's attention that there has been an increase in signs in peoples yards. Signs are not permitted per the Subdivision Covenant. A letter is being sent to notify the homeowners of this rule.
- A motion was made by Mary and seconded by Ray to move the monthly board meetings for April 2023 & May 2023. The dates for the board meetings will be 4/3/2023 & 5/1/2023.

Adjourn – Mary made a motion to adjourn the meeting and Ray seconded the motion. All in attendance approved. Gary adjourned the meeting at 7:02 pm.

The next board meeting will be held at 1800 Whistling Way on 4/3/2023 at 6:00 pm.