

**inPHEASANT RIDGE ASSOCIATION OF NORMAL, INC.**  
**P.O. BOX 1044, NORMAL, IL 61761**  
**BOARD MEETING MINUTES**  
**1800 Whistling Way, Normal, IL**  
**April 3, 2023**

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**Call to Order** –

- **Time:** 6:07 pm.
- **Present:** Ray McCormick (T), Eric Minster (P), Christina Wooten, Vicki Bennett (S) and Mary Walker.
- **Absent:** Gary Ferguson (VP)

**Review & Approve Prior Meeting Minutes** – The March 2023 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 Monthly Treasurer's Report. The beginning balance was \$25,655.01. No deposits were made during this time period. No payments were made during this time period. Dividends in the amount of \$2.01 were paid. The ending balance was \$25,657.02. Mary made a motion to approve the Treasurer's report and Vicki seconded. All in attendance approved.

Ray informed the board that the 6 month CD we currently have will be rolled over to a 12 month CD when it comes due.

The budget for next year was discussed and Ray indicated the lawn maintenance budget will be increased to include some plants needed at the subdivision entrance.

Ray indicated we received a bill for our Domain Name in the amount of \$225 for 5 years. Ray made a motion that the board approve paying this bill. Eric seconded the motion. All board members present approved.

**Homes Sold** – for the following addresses:

- 1834 Chuck Murray - Sold for \$214,000
- 304 Bobwhite Way - Sold for \$296,000
- 1809 Setter

**Homes for Sale**

- Empty lot in the cul-de-sac at 1707 Setter St
- 511 Bobwhite Way
- 513 Bobwhite Way
- 515 Bobwhite Way
- 507-509 Wild Turkey (duplex)
- 503-505 Wild Turkey (duplex)
- 509 Bobwhite - lot only
- 414-418 Bobwhite Way - lots only
- 410 Bobwhite Way - home framed out
- 417 Bobwhite Way - home framed out

**Closing letters** - for the following addresses:

- None

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

- 1834 Chuck Murray
- 1809 Setter

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

- 404 Bobwhite Way = fence - approved
- 305 Wildberry - Little Free Library box - approved
- 305 Wildberry - fence - approved

**Old Business** –

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

**New Business** –

- The board received one feedback email concerning the letters that went out to those who had political signs in their yards. Ray responded to that. No further interaction is expected.
- The May monthly board meeting will be moved back to May 8th as originally scheduled.
- Eric & Ray are working on the Annual mailing to be sent out next month. They are looking for pricing for printing these documents and will bring that to the board next time.
- We had been approached about setting a date for the annual subdivision wide garage sale. It was determined that since the HOA is not sponsoring the event but rather just promoting it, it is not up to us to set that date. We will contact the homeowner who coordinates the sale and have her pick a date if she wants to continue having the sale this year.

**Adjourn** – Vicki made a motion to adjourn the meeting and Ray seconded the motion. All in attendance approved. Eric adjourned the meeting at 7:00 pm.

**The next board meeting will be held at 508 Wildberry on 5/8/2023 at 6:00 pm.**