

**PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.**  
**P.O. BOX 1044, NORMAL, IL 61761**  
**BOARD MEETING AGENDA**

**508 Wildberry Dr, Normal IL**  
**March 5, 2024**

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**1. Call to Order –**

- **Time:** 6:14
- **Present:** Gary, Jay, Ray, Mary and Mark
- **Absent:** Christina and Eric

**2. Review & Approve Prior Meeting Minutes and Annual Meeting minutes –**

- Motion for approval by Ray 2<sup>nd</sup> by Jay approved Yes

**3. Treasurer's Report –**

- Beginning balance of \$ 32,529.07
  - Deposits of \$ 80.00
  - Dividends of \$ 1.24
  - Deductions of \$ 0
  - Ending balance of \$ 32,610.31
- Approval of treasurer's report - motion for approval by Gary 2<sup>nd</sup> by Mark approved Yes

**4. Closing Letters / Homes for Sale – for the following addresses**

- 1801 Whistling Way – Buyer: Joel Kern; closed 3/7/2024
- 1809 Setter St. - Joshua Borst & Melaney Lynne Pollock; refinancing
- 1704 Setter St- Buyer DOMINGUEZ, RICARDO; Closed 2/22/2024
- 410 Bobwhite Way- Buyer Stephenson & Cheryl Lawrence; Closed 3/7/2024
- 509 Wild Turkey Ln -under contract
- 311 Bobwhite way- under contract
  
- **Houses for sale:**
  - 511 Wild Turkey-Active & \$310,000
  - Lot 386 Bobwhite way -Active \$57,000
  - 511 Bobwhite Way- Active \$475,000
  - 513 Bobwhite Way - Active \$375,000
- **Welcoming Committee report – the following houses need welcome letters delivered:**

**5. Architectural Review Committee / Landscaping Report**

505 Sage Four Seasons Room Approved

**6. Old Business – (topics from previous month that were not resolved)**

- Ideas for getting better attendance at Annual Meeting
- Getting mowing quotes & fertilizer bids for Association property

**7. New Business –**

- Four Board positions up for reelection

- Scott Renfro asking for street light at corner of BeechSt and Sunrise Pt

**8. Adjourn – Time:**

- motion for adjournment by Ray 2<sup>nd</sup> by Jay approved Yes

**The next board meeting will be held at Mary's home on Wildberry, Normal, IL & on Zoom on 4/9/2024 at 6:00pm.**