

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

508 Wildberry Dr, Normal IL
March 5, 2024

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 2nd 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 2nd 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 2nd 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.