

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

508 Wildberry Dr, Normal IL
April 9, 2024

1. Call to Order –

- **Time:** 6:07 pm
- **Present:** Eric, Mark, Ray, Mary, Christinia and Jay
- **Absent:** Gary

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 \$ 32,610.31
 - Deposits of \$ 0.00
 - Dividends of \$ 19.47
 - Deductions of \$ 2.00
 - Ending balance of \$ 32,627.78
- Approval of treasurer's report - motion for approval by Mary 2nd by Eric approved Yes
- Need approval of VIP Lawn Service Bill for March 2024 - \$300.00
- Approval of VIP Lawn Service-March Bill: motion approval by Mark 2nd by Ray approved yes
- Need Approval of Internet site Bill presented at meeting (Bill copy) to be presented.
- Approval of Internet Bill- motion for approval by Ray 2nd by Jay approved Yes

4. Closing Letters / Homes for Sale – for the following addresses in May:

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- **Properties under contract**
- 311 bobwhite Way \$359,900
- 1707 Sunrise Pt \$210,000
- **Houses for sale:**
 - 511 Bobwhite way \$450,000
 - 513 Bobwhite Way \$365,000
 - 505 Wild Turkey Ln \$299,000
 - 507 Wild Turkey Ln \$330,000
 - 511 Wild Turkey Ln \$310,000
 - Lot 386 Bobwhite Way \$57,000
 - Lot 136 1707b Setter St \$64,900
- **Welcoming Committee report – the following houses need welcome letters delivered:**
- 1801 Whistling Way, Sold/Closed 03/07/2024

5. Architectural Review Committee / Landscaping Report

- 304 Bobwhite way Fence approved

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

- Ideas for getting better attendance at Annual Meeting
- Offer a raffle at annual meeting to boost attendance
- Cheddar.com - Assessment collection
- Four Board Positions up for reelection

7. New Business –

- Annual meeting Tuesday June 25
- Stuffing envelopes with Annual Meeting Notification Wednesday May 15 6pm
- Maggie Wille Started Pheasant Ridge Neighborhood Facebook page
- Neighborhood Bike & Pet Parade 4th of July at 10am, meet at the corner of Wildberry & Beech

8. Adjourn – Time: 6:21pm

- 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 5/6/2024 at 5:30pm