

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

**508 Wildberry Dr, Normal IL**  
**May 6, 2024 @ 5:30 PM**

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**1. Call to Order –**

- **Time:** 5:36pm
- **Present:** Gary, Eric, Mary, Christina, Ray and Mark
- **Absent:** Jay

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

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

**3. Treasurer's Report –**

- Beginning balance of \$ 32,627.78
  - Deposits of \$ 2.00
  - Dividends of \$ 2.29
  - Deductions of \$ 0.00
  - Ending balance of \$ 32,632.37
- Approval of treasurer's report - motion for approval by Mary 2<sup>nd</sup> by Mark approved Yes
- Need approval of VIP Lawn Service Bill for May 2024 -- \$ 900.00
- Approval of VIP Lawn Srv - July Bill: motion for approval Christina 2<sup>nd</sup> by Eric approved Yes
- Need to review and approve Proposed Budget for the coming assessment period (2024-2025)
- Approval of Pheasant Ridge Proposed Budget for 2024-2025 : motion for approval by Eric 2<sup>nd</sup> by Gary approved Yes

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

- 400 Plumage Ct
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- **Houses for sale:**
  - 505 Wild Turkey Ln
  - 507 Wild Turkey Ln
  - 511 Wild Turkey Ln
  - 416 Bobwhite Way
  - 511 Bob White Way
  - 400 Plumage Ct (contingent)
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- **Welcoming Committee report – the following houses need welcome letters delivered:**
  - 1707 Sunrise Pt
  - 509 Wild Turkey Ln
  - 311 Bobwhite Way

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

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

- Ideas for getting better attendance at Annual Meeting

**7. New Business** –

- Board openings
- May 19, 2024 2pm Eric, Ray, Christinia, Mary and Mark filled envelopes with Annual Assessment Bill, meeting notification and budget.

**8. Adjourn – Time:** 6:26pm

- motion for adjournment by Mark 2<sup>nd</sup> by Mary approved Yes

***The next board meeting will be held at Mary's home on Wildberry, Normal, IL & on Zoom on 06\03\2024 at 5:30 pm***