

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.

P.O. BOX 1044, NORMAL, IL 61761

BOARD MEETING AGENDA

508 Wildberry Dr, Normal IL

August 5, 2024

1. Call to Order –

- **Time:** 6:08 pm
- **Present:** Mark M., Ray, Mary, Mark K, Gary, & Eric
- **Absent:** Melanie & Christina

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

- July Meeting Notes were not available at this meeting, board will review next meeting

3. Treasurer's Report –

- Beginning balance of \$ 38,896.67
 - Deposits of \$ 4098.00
 - Dividends of \$ 1.33
 - Deductions of \$ 916.30
 - Ending balance of \$ 42,079.70
- Approval of treasurer's report - motion for approval by Mary 2nd by Mark M. approved Yes
- Need approval of VIP Lawn Service Bill for July 2024 -- \$ 1,280.00
- Approval of VIP Lawn Srv - July Bill: motion for approval by Mark . 2nd by Mark K. approved Yes
- Need approval for State Farm insurance bill for 2024-2025 policy- \$1784.00
- Approval of State Farm bill – motion for approval by Mark K. 2nd by Gary approval Yes

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

- 511 Bobwhite Way
- 416 Bobwhite Way
- 507 Wild Turkey
- 518 Wild Turkey
- **Houses for sale:**
 - 511 Bobwhite Way
 - 507 Wild Turkey Ln
 - 416 Bobwhite Way
- **Welcoming Committee report – the following houses need welcome letters delivered:**
- 410 Bobwhite way Closed 3/7/24
- 1801 Whistling Way Closed 3/7/24
- 400 Plumage Ct Closed 6/4/24
- 1728 Sunrise Pt Closed 6/28/24
- 1804 Chuck Murray Dr Closed 7/26/24
- 511 Wild Turkey Ln Closed 7/26/24

- 1828 Chuck Murray Dr Closed 8/1/24

5. Architectural Review Committee / Landscaping Report

None at this time, Gary will Coordinate with Mark K.

6. Old Business –

- Ideas for getting better attendance at Annual Meeting
- July 4th Parade was a success- good attendance and enthusiastic participants
- Three 2023 over due dues are in, only one with a lien remains.

7. New Business –

- Reviewed tree quote on linden berm from Flynn Tree service for \$1150. Seemed High, Gary volunteer to take care of it himself(any remaining cutting and drag to the street for Town brush removal)
- Concerns expressed from several neighbors about a dog in the backyard of 310 Plumage being aggressive, escaping from yard and breaking the fence which increases the chances of escape. Letter will be sent later this week asking owner to repair fence for safety of dog and neighbors
- Considerations for near future meetings:
 - * bid mowing at end of season/year
 - *bid insurance - see if we can get additional quotes to compare (adjust in budget)
 - * bid landscape maintenance for next year
 - *buy stamps in advance of next rate increase (600?) to save money on mailings
- Thanks to Ray for his service to the board and keeping finances organized and on track.

8. Adjourn – Time: 6:51pm

- motion for adjournment by Mary 2nd by Gary approved Yes

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