

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

MARCH 2025 BOARD MEETING MINUTES

519 Bob White Way, Normal, IL
March 11th, 2025

Call to Order –

- **Time:** 6:02 p.m.
- **Present:** Eric, Gary, Mark M, Mary, Mark K, Christina
- **Absent:** Melaney

Review & Approve Prior Meeting Minutes –

Reviewed February's meeting minutes.

Mary made a motion for approval of the minutes and Mark K. seconded the motion. All in attendance approved.

Treasurer's Report –

- Beginning Balance: \$39,097.14
- Debits: \$0
- Deposits of \$0
- Dividends of \$0.08
- Ending Balance: \$39,097.22

Mary made a motion to approve the Treasurer's report and Gary seconded the motion. All in attendance approved.

Homes/Lots for Sale –

- 507 Wild Turkey
- 511 Bob White Way
- 416 Bob White Way
- 1804 Partridge

Closing Letters/Homes for Sale –

- 1717 Sunrise Pt.

Welcoming Committee Report – welcome letters need delivered to the following homes:

Letters need delivered to three homes.

Architectural Review Committee / Landscaping Report –

- 1708 Beech

Old Business –

- Eric contacted the Town of Normal and confirmed that any work on the Raab Rd. wall next to the trail is the responsibility of the town, not the HOA.
- Eric contacted five lawn care vendors (TruGreen, LKM, Green Machines, F&W, and VIP) for quotes on fertilization and weed control – possibly tree maintenance, if needed. Will bring the quotes to April meeting.

New Business –

- Eric asked the board to consider new board members for next term.
- Received an inquiry about yard signs in a few yards (mostly political but a couple others). Board will send letters to those homeowners notifying them of the HOA rules and ask they remove them,

Adjourn –

- **Time:** 6:29 p.m.

Mark K. made a motion to adjourn the meeting and Eric seconded the motion. All in attendance approved.

*The next board meeting will be held at Mark K.'s – 519 Bob White Way on
April 8, 2025 at 6:00 p.m.*