

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

APRIL 2025 BOARD MEETING MINUTES

519 Bob White Way, Normal, IL
April 8th, 2025

Call to Order –

- **Time:** 6:16 p.m.
- **Present:** Eric, Gary, Mark M, Mary, Mark K
- **Absent:** Melaney, Christina

Review & Approve Prior Meeting Minutes –

Reviewed March's meeting minutes.

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

Treasurer's Report –

- Beginning Balance: \$39,097.22
- Debits: \$0.00
- Deposits of \$40.00 (One check for 2025 dues sent in already)
- Dividends of \$15.58 (CD and Savings)
- Ending Balance: \$39,151.54

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

- Check from Snyder but unsure of the reason so Mark will inquire.
- Bill from website/domain vendor for \$265 for five years.

Motion to pay invoice: Mark K made a motion to approve paying the invoice and Gary seconded the motion. All in attendance approved.

Closing Letters-Homes/Lots for Sale –

- 406 Wildberry
- 507 Wild Turkey
- 416 Bobwhite
- 1820 Chuck Murray
- 511 Bobwhite
- 303 Bobwhite (pending)

Closed:

- 1804 Partridge Point

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

- 1815 Chuck Murray
- 1708 Beech

Architectural Review Committee / Landscaping Report –

- 509 Sage (pool) – Complete
- 1708 Beech (fence) – Pending review of map and covenant

Old Business –

- Yard sign letters went out; signs look to be removed

New Business –

- Past mowing company, VIP, no longer mowing
- Eric contacted three vendors about mowing: LKM, F&W, Green Machines
- Eric contacted seven vendors about fertilization/weed control (new service for HOA), six replied: LKM, F&W, Green Machines, TruGreen, WeedMan, Golf Green
- Discussion about services and prices provided in quotes, unanimous decision to proceed with LKM for both mowing and fertilization/weed control (and tree maintenance if/when needed). Eric will contact LKM and sign contract.

Mary made a motion to contract with LKM and Gary seconded the motion. All in attendance approved.

Adjourn –

- **Time:** 7:04 p.m.

Mary. made a motion to adjourn the meeting and Gary seconded the motion. All in attendance approved.

*The next board meeting will be held at Mark K.'s – 519 Bob White Way on
May 5 ,2025 at 6:00 p.m.*