

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

*August 2025 BOARD MEETING MINUTES*

*519 Bob White Way*  
*August 6<sup>th</sup>, 2025 at 6:00 p.m.*

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**Call to Order**

- **Time:** 6:09 p.m.
- **Present:** Gary, Mark M., Mark K., John P., Ken, and Melaney
- **Absent:** Matt S.
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**Review and Approve Prior Meeting Minutes**

Review July 2025 Meeting Minutes.

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

**Treasurer's Report**

- Beginning Balance: \$42,896.67
- Debits: \$3,062.15
- Deposits of: \$5,600.21
- Dividends of: \$0.21
- Ending Balance: \$45,434.73

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

-New bill - LKM - \$478.08

Mark M. made a motion for approval of the LKM bill and Mark K. seconded the motion. All in attendance approved.

**Homes/Lots for Sale**

N/A

**Closing Letters/Welcome Letters**

N/A

## **Architectural Review Committee/Landscaping Report**

- Free trial on DocuSign for e-signatures of paperwork?
- (1) new architectural review

## **Old Business**

- House on corner of Plumage and White Chapel – still not mowed the backyard. Gary will check in with the town’s code department again about the backyard.
- Mowing – Ken unsure of LKM as it did not go well in the past. We will revisit when the contract is up. Confirmed we are currently paying per mow.
- Town of Normal traffic department – traffic study on Beech (can it be done on number of units in new apartments or wait until apartments are done?) -Mark K. will look into this.
- New sign: board has budget and it is within our means to vote on signage to approve. Getting bids on signage – shoot for 3 (brick or stone). Update landscaping. Update lighting. Gary will look into this and bring bids/design ideas to the board for approval.
- Trees on berm – native maple or oak or those trees listed on our website - must be 3 inches in diameter (Growing Grounds) – residents can plant and water and get their HOA fee back yearly.

## **New Business**

- Wildberry house (about halfway down on berm side) – fence fell and owner is just propping it up instead of fixing. LKM is not mowing that area because they are having to dodge it.
- Gamble neighbor dispute. Seems resolved for now.
- New email - neighbor complaint: Wild Turkey new house going up, shift change with loud noises and garbage on her property. Gary will address.
- Skunk problem in neighborhood – just call Animal Control

## **Vote on Any Role Changes/New Board Member Additions**

- Voting Mark K as VP – Melaney made a motion to approve, John seconded. All approve.
- Voting Ken in as board member – Gary made a motion to approved, Mark K. seconded. All approve.

## **Adjourn –**

- **Time:** 7:16

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

*The next board meeting will be held on Tuesday, September 9 at 6:00pm at 519 Bob White Way.*