

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

July 2025 BOARD MEETING MINUTES

1809 Setter St, Normal, IL
July 8th, 2025 at 6:00 p.m.

Call to Order

- **Time:** 6:05 p.m.
- **Present:** Mark M, Eric, Christina, Matt, John, Gary, Mary, and Melaney
- **Absent:** Mark K., Ken

Review and Approve Prior Meeting Minutes

Review June 2025 Meeting Minutes.

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

New Member Introductions

- John
- Ken - absent
- Matt

Review PRHOA Board Roles and Responsibilities.

Treasurer's Report

- Beginning Balance: \$36,238.91
- Debits: \$516.02
- Deposits of: \$7160.00
- Dividends of:\$13.78
- Ending Balance: \$42,896.67

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

- Paid LKM Mowing
- Paid Gator – website hosting

New Bills –

- State Farm Insurance bill - \$1814.00
- 2 new bills for LKM lawn services- \$956.16 and \$291.99

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

Homes/Lots for Sale

516 Wild Turkey

511 Bob White

1704 Sunrise Point

Closing Letters/Welcome Letters

510 Wild Turkey

507 Wild Turkey

1820 Chuck Murray

1719 Partridge

1721 Partridge

1811 Partridge

Architectural Review Committee/Landscaping Report

One new review for a fence.

Old Business

(Concerns raised by Residents and topics discussed at Annual Meeting):

- The Annual Newsletter was a bit delayed this year – Residents would like to see this mailed sooner.
- LKM – new vendor for trimming and mowing. Residents are concerned about weed control and would like to see that maintained at main entrances. The board will double check.
- Resident requests new signage to be placed at Beech and White Chapel. Likes the look of Wintergreen’s brick sign. Board reminds that we need to reach a quorum to approve things of this nature. Ideas are walking the neighborhood to discuss “hot topics” or send out mailers with such information – new signs, upping the yearly dues amount, etc. Residents could then vote by proxy.
- Suggestion to obtain email addresses to have on file for easily getting out messages en masse.
- Board let residents know that we have put in a request to level and update sidewalks throughout the neighborhood. The Town of Normal will get to it when they are able.
- Power boxes (near Wintergreen) – we have asked the town and they let us know Frontier is responsible. We have asked them to clean these up as best they can.
- Resident requests a study be done on moving mailboxes in some areas to the opposite side of the street for safety reasons and easier accessibility.
- Look into a digital form of payment for dues (Venmo, etc) – Board reminded residents you can set up an easy automatic electronic payment through your bank. Venmo was a pain in the past due to fees charged.

- Reminded residents to join the PR Facebook page and Nextdoor app

New Business

- Covenant Violation Letters (yard signs) – Sent on 6/30. Some homes have yet to take down. Send second notices?
 1. 404 Wildberry
 2. 504 Wildberry
 3. 1811 Whistling Way
 4. 1808 Sage
 5. 1817 Chuck Murray
 6. 1805 Chuck Murray
 7. 505 Plumage
 8. 1815 Setter
 9. 1802 Partridge
 10. 1809 Sage - *2nd notice was sent 6/30
- Subdivision signs – may need to check with the town about any new signage we want to put up. Do we want one up moving from Wintergreen into Pheasant Ridge on Beech? Solar lights that shine up rather than down.
- Yard maintenance issues when people are not keeping up on mowing etc, - called town of Normal. Eric said he would talk to him and ensure all is well and see if he needs assistance with his lawn. And then after that, we can contact the town/code.
- Adding weeding services to our LKM bill - \$12ish for this. Will vote on this next time.
- 3 people expressed interest in joining board at some point – Add to Waitlist.

Vote on Any Role Changes/New Board Member Additions

Mary made a motion for approval of President: Gary and Mark M seconded the motion. All in attendance approved.

_____ made a motion for approval of Vice President: _____ and _____ seconded the motion. All in attendance approved. (Mark K interested -vote next time)

Melaney made a motion for approval of Treasurer: Mark M and Eric seconded the motion. All in attendance approved.

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

Mary made a motion for approval of Board Member: Matt and Gary seconded the motion. All in attendance approved.

Mary made a motion for approval of Board Member: John and Gary seconded the motion. All in attendance approved.

_____ made a motion for approval of Board Member: _____ and _____ seconded the motion. All in attendance approved. (Vote Ken in at next meeting)

A BIG THANK YOU to Eric, Mary, and Christina for their time and efforts participating on the board and serving the Pheasant Ridge neighborhood. You guys are appreciated and will be missed! 😊

Adjourn –

- **Time:** 7:13 p.m.

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

The next board meeting will be held on August 6th (Wednesday) at 6:00 p.m. at

Mark K – 519 Bob White Way