

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.

P.O. BOX 1044, NORMAL, IL 6176

BOARD MEETING AGENDA

**519 Bobwhite Way,
September 8, 2026; 5:30 pm**

1. Call to Order –

- **Time:** 5:32 pm
- **Present:** Mark Kilmer, Mark MacDonald, Ken, John Peacock, Beth MacDonald, Gary Ferguson
- **Absent:** Matt

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

- Motion for August minutes moved by Ken 2nd by Mark M. approved, **Y**

3. Treasurer's Report –

- Beginning balance of \$50,254.13
- Deposits of \$1,560.00
- Dividends of \$0.36
- Deductions of \$21.94
- Ending balance of \$51,672.55

Fifty-five letters for delinquency in HOA payments were mailed by mail. Mark thinks we should move away from sending follow-up letters by certified mail because the cost has gone up to \$10 for each piece of certified mail.

- Approval of treasurer's report - motion for approval by Ken 2nd by John approved, **Y**
- Need approval of Bills
 - LKM: \$478.08 – Two mowing bills (missed bill from June)
 - LKM: \$717.12 – Three mowing bills (bills for July)
- Approval of Bill: motion for approval by Mark Kilmer 2nd by Mark MacDonald approved **Y**
- Need approval of secondary Bills
 - Office Max bill (\$21.94) for laminating QR code to solicit survey information
- Approval of Bill: motion for approval by Mark Kilmer 2nd by Gary Ferguson approved **Y**

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

- **Houses sold:**
 - 513 Wild Turkey
 - 1716 Sunrise Pt

5. Architectural Review Committee / Landscaping Report –

- 513 Bobwhite Way request – requesting a four-foot fence. The fence is along the curb and the town of Normal verbally approved this location, but the Architectural Review Committee is concerned that this fence will block the view for drivers. The Architectural Review Committee wants consistency across the neighborhood, with all fences not going beyond the front of the house. Ken will double check with the town of Normal to be sure they understand the safety concerns.

6. Old Business – (topics from previous month that were not resolved)

- Survey update – Beth will add the second photo to the Google form and resend this on Facebook. Mark and Beth will hang a QR code, associated with the Google form. Each board member will also solicit 10 people with the same questions. Beth will send the questions in a word document to the board. This can be printed and responses can be written on the paper. Board members can bring their responses to the October meeting.

- The board feels that we need to solicit at least 100 responses with 60% of the responses in support of the signs to move forward.

7. New Business –

- Request to follow up (by 513 Bobwhite Way) with owners for who are putting up signs in front of the house and trash can in front of the house, located at 515 Bobwhite Way. Beth will write a letter, citing Article IV, section 6 and 9. This letter will be mailed this week and communicated to the person complaining.
- A dog (who got loose in the neighborhood) bit a neighbor and the board was not sure who the owner of the dog was, but Gary believes the police may have found the owner.

8. Adjourn – Time: 6:20

- motion for adjournment by Mark K. 2nd by Mark M. approved Y or N

The next board meeting will be held at 305 Wildberry Dr., Normal, IL; October 6, 2026, at 5:30 pm.