

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.**

www.pheasantcreek.org

November 3, 2025

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows Ed Prilucik, Trish Tran, Norman Salik, Shanna Morgan, and Pete Murany. Representing Sterling ASI is Community and DeAnthony Anderson by and Kari Lemoine

MEETING AGENDA

The agenda was reviewed by the Board and adopted as presented.

MEETING MINUTES

The Board reviewed the meeting minutes from the September 2025 meeting. A motion was made by Ed, seconded by Shanna to approve the minutes as written.

Review of Balance Sheet

Homeowner asked when audit will be. Kari provided a range of current bids for audits.

Review of Income Statement Budget Comparison

OPEN FORUM

- Homeowner asked who we chose for tree trimming. Ed responded with Save a Tree. Homeowner asked when should we trim. It is best to trim mid-November.
- Homeowner asked about Old Richmond expansion.
- Ed. mentioned Mud 25 has concrete mains past their age limit. The Mud district is gathering information before they request bids to replace the concrete bids. Homeowner mentioned that this should begin January 2026 to mid-year.
- Homeowner asked how we can get form letters for certain things we want to accomplish as a community. Kari will check into that.
- Homeowner asked when the annual meeting is. June
- Homeowner mentioned that we should have a meeting every month.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:45 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:49 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:30 p.m.

A motion was made, seconded, and passed unanimously to re
close open session at 8:32

EXECUTIVE SESSION SUMMARY:

We discussed forced mowing more often. We have closed accounts from the attorney where dues have been collected. We discussed deed restrictions that need to be sent to the lawyer. Motions were made and seconded to

have the ACC letters sent for violations. During the budget review, motions were made to increase annual assessment at 3%. Home of the month will commence in December.

The next meeting will be held on December 8, 2025 at the Clubhouse, starting at 7:00pm.