

The Fields at Syracuse HOA Board Meeting *MINUTES*

Via Zoom 6:30 PM

Attending:

Board Members: Chelsey Moyer-President, Steve Parkinson-VP, Secretary—(open). HOA Manager: James Durrant. Homeowners in attendance: Karlie Sanchez

Agenda:

1. Welcome and introductions. *Chelsey began the meeting and welcomed everyone.*
2. Meeting minutes are up-to-date and on the HOA website.
3. New board member needed. Alisha no longer works with AMH. The board can appoint the replacement. James will then need to update the Utah State corporation records and the Utah HOA registry as required by state law.
4. Review Financial Statements. *James reviewed the HOA financial statements.*
 - a) Profit and Loss year-to-date
 - b) Balance Sheet year-to-date
 - c) Yearly statements were recently sent out. James will focus on collecting the dues from each homeowner.
5. Update from HOA Manager: *James gave the below updates.*
 - a) Weeds have been sprayed
 - b) Grasses were trimmed back
 - c) Water to be turned on soon. I'll make sure the grasses get watered.
 - d) Enforcement on 2 homes (trailer and stuff in front yard)
6. Open Comments by homeowners. *The board and homeowners discussed the following items:*
 - a) *Making changes to the CCRs. There are several covenants that homeowners feel should be changed and rely more on city ordinances for approval. Steve will take the lead in reviewing the CCRs and come up with some recommendations. One homeowner noted a covenant about garbage cans that all homeowners are in violation of. Homeowner also shared that it is nice to have homeowners be required to maintain their front yards. James will get Steve the contact information with AMH so he can reach out to them. Since they own many of the lots in the HOA—any changes will need their approval. James reviewed the state law on making amendments to the CCRs—67% of homeowners have to vote in favor for it to pass.*

Wednesday, April 9th 2025

- b) *Question was asked about the amount needed in the Reserve Account? Does the HOA have enough money? The board discussed getting a Reserve Study done. Motion was made, seconded. Passed 2-0. James will contract with Complex Solutions to get it done.*
 - c) *There are homeowners on the North End who installed their own fence before the developer installed the current rock looking fence. If a homeowner took down their back fence, would the HOA pay to fill in the gaps? Steve will ask homeowners if they desire to remove their fence and if this should be pursued.*
7. Schedule the next board meeting and adjourn. *The next board meeting will be held after the reserve study is completed. To be announced.*