

**The Fields at Syracuse HOA Board Meeting *MINUTES***

Via Zoom 6:00 PM

**Attending:**

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

**Agenda:**

1. Welcome and introductions. *Chelsey welcomed and conducted the meeting.*
2. Open comments from homeowners. *No comments by homeowners.*
3. Meeting minutes are up-to-date and on the HOA website.
4. New Board Member. *Rachel Murphy is the rep for AMH. She accepted the invitation to replace Alisa (the last AMH rep). Let's make it official with a motion from the board, second and vote. Steven made a motion to have Rachel replace Alisha' remaining time on the board in accordance with the HOA bylaws. Chelsey seconded the motion. Vote 2-0.*
5. Review Financial Statements. *James reviewed the financial statements.*
  - a) Profit and Loss year-to-date
  - b) Balance Sheet year-to-date
6. Review the Reserve Study
  - a) Discussion. *The board reviewed the findings of the reserve study. The HOA is in a position to lower dues. The board instructed James to create a 2026 budget that reflects the income and expenses to zero out as close as possible. It is anticipated that the dues will be lower. James will prepare the budget and get it to the board to share at the annual meeting.*
7. Schedule the next board meeting and adjourn. *Annual board meeting is scheduled for Wednesday, October 22<sup>nd</sup> at 6 PM via Zoom. James will post to the website and send out a notice to all homeowners.*