

THE TRAILS HOMEOWNERS' ASSOCIATION

Regular Meeting

September 9, 2025

President Brenda Breit called the Annual meeting of The Trails Homeowner's Association Board of Directors to order at 7:00 p.m. via Zoom.

Present:

President, Brenda Breit
Dennis DeGutes, Treasurer
Colin Walsh, Board Member
Bill Hooper, Board Member

Elizabeth Welch, Vice President
Sandy DeGutes, Secretary
Bob Thayer, Board Member
Stacy Katz, Board Member

Absent: Fred Bollhoffer, Board Member

Minutes

The minutes of the Regular Meeting of April, 2025 were presented. Stacy moved to approve the minutes, and Bob seconded the motion which passed unanimously.

Treasurer's Report

Aug. 25	Cash in Chase Bank	\$52,434.32		
	Deposits for this time period			
	Quarterly dues	\$637.85		7/29/2025
	Quarterly dues	\$345.71		8/7/2025
	Quarterly dues	\$67.00		8/14/2025
	Cheddar Up	\$1,016.00		
Aug. 25	Total Deposits =	\$2,066.56		
	Cash in bank + Deposits =	\$54,500.88		
	Less Itemized Deductions	\$1,874.41		
	Total Cash Available this month	\$52,626.47		
Aug. 25	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	8/30/2025
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	8/30/2025
	Sierra Sun Landscaping	\$1,400.00	Landscaping	8/14/2025
	City of Scottsdale	\$24.41	Water Bill	8/14/2025
	Total Deductions	\$1,874.41		
	Savings Account			
	0.03 % interest	\$72,634.55	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	CD Expires on 12-6-25	\$27,091.07	Chase/Morgan Bank	
		\$99,725.62	Total CD/Savings Accounts	

Dennis presented the Treasurer's Reports for April, June, July and August of 2025. (There was no meeting in May and the June and July Financial Reports were emailed to everyone during the summer.) He also presented the Year-to-Date Financial report as well as the Deficiency Report. Sandy moved to approve the Treasurer's Reports and Colin seconded the motion which passed unanimously.

Call to the Public

There was no public in attendance.

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Old Business

- A. Changes to CCR's. – Brenda indicated that she wants this item to move forward. We need to start fining residents who do not adhere to the CCR's. Bob and Bill came up with some web pages with fine schedules and a legal description for foreclosure. Notice of an addendum to the CCR's will be published in the October newsletter. We will need to refine the fine list to fit our CCR's and the law.

New Business

- A. Street Crack - Bob Thayer is wondering why the City stopped filling the cracks in Roosevelt right before the entrance of our subdivision. It's been a while since the streets in our subdivision were sealed or cracks filled. Colin said he would check with the City about their paving plans.
- B. Auditor – Dennis reported that the auditor, Scott Miller, still had not finished our taxes. He suggested that it was time to find a new auditor since Miller had our materials in January and we were still waiting. Stacy said she would speak with someone she knew about the job.

Committee Reports

- A. Landscape – Colin reported that he we have three dead trees in the retention basin and bike path areas. He will keep an eye on them for now.
- B. Architectural – Bob received 1 request for a color change, and he approved it.
- C. Public Relations – Nothing
- D. Historian – Nothing
- E. Projects & Improvement – Nothing.
- F. Newsletter – Let residents know specifically what we will be looking at for a fine schedule and ask if they have any suggestions for improvements.
- G. Community Letters – Nothing
- H. Website – Bill is maintaining the website
- I. Other – Nothing

Board Member Announcements

Adjournment

Sandy moved to adjourn the meeting at 8:00 p.m. and Colin seconded the motion which passed unanimously. The next meeting will be held on Tuesday, October 14, 2025. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:
Sandra J. DeGutes, Secretary