

THE TRAILS HOMEOWNERS' ASSOCIATION

Regular Meeting

October 13, 2025

President Brenda Breit called the Annual meeting of The Trails Homeowner's Association Board of Directors to order at 7:03 p.m. via Zoom.

Present:

President, Brenda Breit	Elizabeth Welch, Vice President
Dennis DeGutes, Treasurer	Sandy DeGutes, Secretary
Colin Walsh, Board Member	Bob Thayer, Board Member
Fred Bollhoffer, Board Member	Stacy Katz, Board Member

Absent: Bill Hooper, Board Member

Minutes

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

Treasurer's Report

Sept. 25	Cash in Chase Bank	\$52,724.63		
	Deposits for this time period			
	Quarterly due	\$702.41		9/2/2025
	Cheddar Up	\$127.00		
Sept. 5	Total Deposits =	\$829.41		
	Cash in bank + Deposits =	\$53,554.04		
	Less Itemized Deductions	\$2,711.51		
	Total Cash Available this month	\$50,842.53		
Sept. 25	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	9/24/2025
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	9/24/2025
	Sierra Sun Landscaping	\$1,400.00	Landscaping	9/24/2025
	City of Scottsdale	\$24.41	Water Bill	9/24/2025
	Sandy DeGutes	\$49.46	Office Supplies	9/25/2025
	Perfect Printz	\$37.64	October Newsletter	9/24/2025
	Jerod Fisher	\$250.00	Tree removal	9/4/2025
	Haga Kommer, Ltd.	\$500.00	Audit Fees	9/25/2025
	Total Deductions	\$2,711.51		
	Savings Account			
	0.03 % interest	\$72,635.18	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	CD Expires on 12-6-25	\$27,091.07	Chase/Morgan Bank	
		\$99,726.25	Total CD/Savings Accounts	

Dennis presented the Treasurer's Reports for September of 2025. He also presented the Year-to-Date Financial report as well as the Deficiency Report. Stacy moved to approve the Treasurer's Reports and Sandy seconded the motion which passed unanimously.

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Call to the Public

There was no public in attendance.

Old Business

- A. Changes to CCR's. – Bob indicated that he had sent out an email showing a fine schedule that some of the surrounding HOA's use as well as what the law allows. He is resending this to the Board for consideration and discussion.

New Business

- A. 881 N. 87th Place, Lot 116 – A letter was sent to this property indicating that they had 30 days to clean up their landscaping or the Association would do it and then bill them. They put in new shrubbery and stone, so it now looks finished.
- B. 948 N. 86th Way, Lot 165 – A tree went down in this yard during the last storm and has broken in half. Part of the very large branches have landed on the neighbor's roof. He has been cited more than once from the HOA as well as the City to clean up this yard. Now he will be sent a letter telling him that he has 30 days in which to take down the rest of the tree and clean up the mess.

Committee Reports

- A. Landscape – Colin reported that there is a utility truck parked at 893 Roosevelt, and he has advised the owner to move it.
- B. Architectural – Nothing
- C. Public Relations – Nothing
- D. Historian – Stacy has uncovered some old pictures showing the subdivision before construction as well as after. She would like a budget to be able to purchase these pictures for historical purposes. She is thinking about \$325 should be enough. Dennis will try to incorporate a line item in the new budget. Stacy moved to access and scan our historical documents. Dennis seconded the motion.
- E. Projects & Improvement – Nothing.
- F. Newsletter – Remind residents that trash cans must be pulled back the same day after trash pickup and that they must be hidden from view per the CCR's.
- G. Community Letters – Nothing
- H. Website – Nothing
- I. Other – The Board might investigate paid advertising for the newsletter as a way to boost to the budget.

Board Member Announcements

None

Adjournment

Stacy moved to adjourn the meeting at 7:59 p.m. and Bob seconded the motion which passed unanimously. The next meeting will be held on Tuesday, November 11, 2025. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:

Sandra J. DeGutes, Secretary