

THE TRAILS HOMEOWNERS' ASSOCIATION

Regular Meeting

November 11, 2025

President Brenda Breit called the Annual meeting of The Trails Homeowner's Association Board of Directors to order at 6:56 p.m. via Zoom.

Present:

President, Brenda Breit	Dennis DeGutes, Treasurer
Sandy DeGutes, Secretary	Bill Hooper, Board Member
Colin Walsh, Board Member	Bob Thayer, Board Member
Fred Bollhoffer, Board Member	Stacy Katz, Board Member

Absent: Elizabeth Welch, Vice President

Minutes

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

Treasurer's Report

Oct. 25	Cash in Chase Bank	\$48,654.23		
	Deposits for this time period			
	Quarterly dues 2024	\$490.50		10/17/2025
	Cheddar Up	\$952.50		
Oct. 25	Total Deposits =	\$1,443.00		
	Cash in bank + Deposits =	\$50,097.23		
	Less Itemized Deductions	\$2,987.69		
	Total Cash Available this month	\$47,109.54		
Oct. 25	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	10/15/2025
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	10/28/2025
	Sierra Sun Landscaping	\$1,400.00	Landscaping	10/28/2025
	City of Scottsdale	\$24.41	Water Bill	10/15/2025
	Bill Hooper	\$150.00	3rd Qtr. Stipend	10/1/2025
	Bob Thayer	\$150.00	3rd Qtr. Stipend	10/1/2025
	Colin Walsh	\$150.00	3rd Qtr. Stipend	10/1/2025
	Brenda Breit	\$200.00	3rd Qtr. Stipend	10/1/2025
	Fred Bollhoffer	\$150.00	3rd Qtr. Stipend	10/1/2025
	Elizabeth Welch	\$150.00	3rd Qtr. Stipend	10/1/2025
	Stacy Katz	\$150.00	3rd Qtr. Stipend	10/1/2025
	Maricopa County Treasurer	\$3.58	Yearly Property Taxes	10/15/2025
	Sandy DeGutes	\$9.70	Postage Reimbursement	10/29/2025
	Total Deductions	\$2,987.69		
	Savings Account			
	0.03 % interest	\$72,635.79	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	Expires 12-6-25	\$27,091.07	Chase/Morgan Bank	
		\$99,726.86	Total CD/Savings Accounts	

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Dennis presented the Treasurer's Reports for October of 2025. He also presented the Year-to-Date Financial report as well as the Deficiency Report. Colin moved to approve the Treasurer's Reports and Stacy seconded the motion which passed unanimously. Dennis also indicated that he would be sitting down with the bank on the next CD renewal on Friday.

Call to the Public

There was no public in attendance.

Old Business

- A. Changes to CCR's. – This item was discussed and tabled until we can get legal advice.
- B. HOA Board Member Compensation – Fred moved to increase the Board Member compensation and Colin seconded the motion. Discussion will take place at the December meeting as to how much of an increase to make. Dennis and Sandy have indicated that they are not willing to take an increase.

New Business

- A. 948 N. 86th Way, Lot 165 – A certified letter was mailed to Mr. Patterson indicating that he had 15 days in which to have the broken tree taken down on his property. So far, the return signed receipt has not come back.
- B. 2026 Proposed Budget – December meeting. Dennis reminded the Board that the proposed budget for 2026 would be presented at the December meeting. If anyone has anything they wish to have added to the budget now is the time. Stacy did request a line item for digitizing old HOA records in the amount of \$1,000.

Committee Reports

- A. Landscape – Colin reported that he is going to investigate getting a new landscaper to take control of our subdivision as the current one, Sierra Sun has been doing a very poor job. We do have multiple dead trees that need to come down as well as clean up in the basin.
- B. Architectural – Nothing
- C. Public Relations – Nothing
- D. Historian – Dennis and Sandy will try to get the old records to Stacy in the following week.
- E. Projects & Improvement – Nothing.
- F. Newsletter – Bill Hooper will send the necessary verbiage for Zelle for Sandy to put into the next newsletter.
- G. Community Letters – Nothing
- H. Website – Nothing
- I. Other – Nothing.

Board Member Announcements

None

Adjournment

Stacy moved to adjourn the meeting at 8:09 p.m. and Dennis seconded the motion which passed unanimously. The next meeting will be held on Tuesday, December 9, 2025. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:
Sandra J. DeGutes, Secretary