

THE TRAILS HOMEOWNERS' ASSOCIATION

Regular Meeting

December 9, 2025

President Brenda Breit called the Annual meeting of The Trails Homeowner's Association Board of Directors to order at 7:01 p.m. via Zoom.

Present:

President, Brenda Breit
Dennis DeGutes, Treasurer
Bill Hooper, Board Member
Bob Thayer, Board Member
Stacy Katz, Board Member

Elizabeth Welch, Vice President
Sandy DeGutes, Secretary
Colin Walsh, Board Member
Fred Bollhoffer, Board Member

Minutes

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

Treasurer's Report

Nov. 25	Cash in Chase Bank	\$49,886.03		
	Deposits for this time period			
	Quarterly dues 2024	\$190.50		11/14/2025
	Cheddar Up	\$825.50		
Nov. 25	Total Deposits =	\$1,016.00		
	Cash in bank + Deposits =	\$50,902.03		
	Less Itemized Deductions	\$4,224.21		
	Total Cash Available this month	\$46,677.82		
Nov. 25	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	11/14/2025
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	11/14/2025
	Sierra Sun Landscaping	\$1,400.00	Landscaping	11/14/2025
	City of Scottsdale	\$24.41	Water Bill	11/14/2025
	Premier Landscape	\$2,350.00	Tree Removal	11/24/2025
	Total Deductions	\$4,224.41		
	Savings Account			
	0.03 % interest	\$72,636.34	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	Expires 12-6-25	\$27,091.07	Chase/Morgan Bank	
	Total CD/Savings Accounts	\$99,727.41		

Dennis presented the Treasurer's Reports for November 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 Fred seconded the motion which passed unanimously.

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.

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- B. 5% HOA Dues Increase and 2026 Proposed Budget – Discussion took place. Sandy moved to keep the dues as they currently are at \$254 per year or \$63.50 per quarter. Dennis seconded the motion which passed unanimously. Dennis presented the proposed budget for 2026 and asked that Board members review this and bring any changes to the January meeting.
- C. HOA Board Member Compensation – Dennis indicated that he had put this item at an 8% increase. Dennis and Sandy are refusing any increase in stipend. Discussion took place and Fred moved to leave the increase at 8% and Bill seconded the motion which passed unanimously.

New Business

- A. Landscape Contract with Ersland Touch Landscaping. – Discussion took place and Sandy moved to approve entering into a contract with Ersland Touch Landscaping for our community landscaping in the monthly amount of \$1,250 and to give Sierra Sun a 30-day notice of termination as required in their contract. Bill seconded the motion which passed unanimously.
- B. Who is running for re-election? Bill Hooper, Elizabeth Welch and Dennis DeGutes are up for re-election. All three said they would re-run for office.

Committee Reports

- A. Landscape – Colin reported that there is a tree that needs to be trimmed on Lot 11 as it interferes with traffic. The City of Scottsdale has also cited them for the overhanging of branches.
- B. Architectural – Nothing
- C. Public Relations – Nothing
- D. Historian – Stacy reported that she had received 4 boxes of documents from Dennis and Sandy.
- E. Projects & Improvement – Nothing.
- F. Newsletter – Lawn & weeds, Overhanging trees and Bulk pickup schedule. Do not block the sidewalk with your dumpsters.
- G. Community Letters – Nothing
- H. Website – Nothing
- I. Other – Nothing.

Board Member Announcements

None

Adjournment

Sandy moved to adjourn the meeting at 7:49 p.m. and Dennis seconded the motion which passed unanimously. The next meeting will be held on Tuesday, January 13, 2026. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:
Sandra J. DeGutes, Secretary