

# THE TRAILS HOMEOWNERS' ASSOCIATION

April 14, 2026

Regular Meeting

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

Present:

President, Brenda Breit

Sandy DeGutes, Secretary

Colin Walsh, Board Member

Stacy Katz, Board Member

Dennis DeGutes, Treasurer

Bill Hooper, Board Member

Bob Thayer, Board Member

Elizabeth Welch, Vice President

Absent: Fred Bollhoffer, Board Member

## Minutes

The minutes of the Regular Meeting of March 10, 2026 were presented. Stacy moved to approve the minutes, and Bill seconded the motion which passed unanimously.

## Treasurer's Report

Mar-26	Cash in Chase Bank	\$67,879.17		
	Deposits for this time period			
	Qtr. Dues	\$508.00		3-25-2026
	Qtr. Dues	\$63.50		3-30-2026
	Cheddar Up/Zelle	\$262.69		
Mar-26	Total Deposits =	\$834.19		
	Cash in bank + Deposits =	\$68,713.36		
	Less Itemized Deductions	\$7,062.75		
	Total Cash Available this month	\$61,650.61		
Mar-26	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	3/31/2026
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	3/31/2026
	Ersland	\$1,250.00	Landscaping	3/27/2026
	City of Scottsdale	\$25.11	Water Bill	3/26/2026
	Perfect Printz	\$37.64	Newsletter Printing	3/30/2026
	Premier Landscaping	\$5,300.00	Tree Removal	3/26/2026
	Total Deductions	\$7,062.75		
	Savings Account			
	0.03 % interest	\$72,638.76	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	Expires 5-6-26	\$27,904.92	Chase/Morgan Bank	
		\$100,543.68	Total CD Deposit	

Dennis presented the Treasurer's Reports for March of 2026. He also presented the Year-to-Date Financial report as well as the Deficiency Report. Bill moved to approve the Treasurer's Reports and Bob 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. – This item is still tabled. Fred forwarded an email from the attorney regarding the parking problem on 87<sup>th</sup> St. We can discuss it at the next meeting. Discussion also took place about charging to advertise in the quarterly newsletters. Bob checked ChatGP for our zip code and it gave him some averages for advertising fees. This item will be on the agenda for the May meeting.

## **New Business**

- A. Post Office Box Renewal – Dennis will send a check for the box renewal to Brenda so she can go to the post office to pay it and get a receipt.
- B. CD Renewal – May 5<sup>th</sup> – Dennis will get with Chase Bank for the renewal of our 6-month CD.

## **Committee Reports**

- A. Landscape – Colin reported that he had spent a considerable amount of time at 848 N. Roosevelt Circle, Rosemary Wedding. She wanted a neighbor to cut down a tree so the leaves would not blow into her yard.
- B. Architectural – Nothing
- C. Public Relations – Nothing
- D. Historian – Stacy will be purchasing pictures from '76, '77, '78, '79 and '23 to put into a history section of the web site.
- E. Projects & Improvement – Bill is investigating the cost of "Pick up after your dog" signs for specific areas of the subdivision.
- F. Newsletter – Nothing.
- G. Community Letters – Nothing.
- H. Website – Nothing
- I. Other – Sandy indicated that the residents of Lot 127 have been evicted and the property is now in escrow. Stacy reported that Lot 21 still has not been cleaned up after the renters moved out. Sandy will contact the management company again requesting it be cleaned and repaired.

## **Board Member Announcements**

None

## **Adjournment**

Dennis moved to adjourn the meeting at 7:30 p.m. and Stacy seconded the motion which passed unanimously. The next meeting will be held on Tuesday, May 12, 2026. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:

Sandra J. DeGutes, Secretary