

THE TRAILS HOMEOWNERS' ASSOCIATION

May 12, 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

Dennis DeGutes, Treasurer

Bill Hooper, Board Member

Stacy Katz, Board Member

Absent: Elizabeth Welch, Vice President, Bob Thayer and Fred Bollhoffer, Board Members

Minutes

The minutes of the Regular Meeting of April 14, 2026 were presented. Stacy moved to approve the minutes, and Bill seconded the motion which passed unanimously.

Treasurer's Report

Apr-26	Cash in Chase Bank	\$59,708.33		
	Deposits for this time period			
	Quarterly dues 2026	\$254.00		4/15/2026
	Quarterly dues 2026	\$254.00		4/17/2026
	Cheddar Up	\$2,222.50		
Apr-26	Total Deposits =	\$2,730.50		
	Cash in bank + Deposits =	\$62,438.83		
	Less Itemized Deductions	\$3,164.59		
	Total Cash Available this month	\$59,274.24		
Apr-26	Itemized Deductions			
	Sandy DeGutes (Secretary)	\$225.00	Secretary	4/27/2026
	Dennis DeGutes (Treasurer)	\$225.00	Treasurer	4/27/2026
	Ersland	\$1,250.00	Landscaping	4/27/2026
	City of Scottsdale	\$25.11	Water Bill	4/17/2026
	Brenda Breit	\$216.00	1st Qtr. Stipend	4/1/2026
	Stacy Katz	\$162.00	1st Qtr. Stipend	4/1/2026
	Elizabeth Welch	\$162.00	1st Qtr. Stipend	4/1/2026
	Colin Walsh	\$162.00	1st Qtr. Stipend	4/1/2026
	Fred Bollhoffer	\$162.00	1st Qtr. Stipend	4/1/2026
	Bill Hooper	\$162.00	1st Qtr. Stipend	4/1/2026
	Robert Thayer	\$162.00	1st Qtr. Stipend	4/1/2026
	Sandy DeGutes	\$18.48	Envelopes	4/1/2026
	Stacy Katz	\$45.00	Website Pictures	4/22/2026
	U.S.. Post Office	\$188.00	Box Rental	4/15/2026
		\$3,164.59		
	Savings Account			
	0.03 % interest	\$72,639.35	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	CD Expires on 11-6-26	\$28,270.93	Chase/Morgan Bank	

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	3.10%			
		\$100,910.28	Total Deposit	

Dennis presented the Treasurer's Reports for April 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 Colin 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 is still tabled.

New Business

- A. Liability Insurance – Dennis Paid the Liability Insurance Premium for this year.
- B. CD Renewal – Dennis and Sandy met with Chase Bank for the renewal of our 6-month CD. We were able to get the renewal at 3.1%. The next time the renewal comes up it would be best to get a totally new CD under the profile which contains the checking and savings accounts.
- C. Advertising Fees for the Newsletter – Tabled for further discussion.

Committee Reports

- A. Landscape – Colin cited a resident for doing car repair on his driveway.
- B. Architectural – Nothing
- C. Public Relations – Nothing
- D. Historian – Stacy has purchased historical pictures of the subdivision, and they are now up on the web page.
- E. Projects & Improvement – Bills has been working with Stacy on posting the historical pictures on the web page.
- F. Newsletter – The 250th Anniversary of the USA, check on your elderly neighbors and be watchful of a neighbor's home while they are on vacation.
- G. Community Letters – Sandy read a letter from Rebecca Clinger (Lot 171). She thanked the Board for their hard work.
- H. Website – Nothing
- I. Other –

Board Member Announcements

Dennis read a retirement letter from himself and Sandy. They will work through the end of May and will be retired from the Board as of June 1, 2026.

Adjournment

Bill moved to adjourn the meeting at 7:52 p.m. and Stacy seconded the motion which passed unanimously. The next meeting will be held on Tuesday, September 9, 2026. We will continue the Zoom meetings and the link for the meeting is on the website.

Respectfully submitted by:

Sandra J. DeGutes, Secretary