

THE TRAILS HOMEOWNERS' ASSOCIATION
HOA Monthly Zoom Meeting Agenda Minutes
Regular Meeting - September 8, 2026

President Brenda Breit called the regular meeting of The Trails Homeowner's Association Board of Directors to order at 7:02 p.m. via Zoom.

Present:

President, Brenda Breit
Vice-President, Elizabeth Welch
Treasurer, Bill Hooper
Secretary, Stacy Katz

Board Member, Colin Walsh
Board Member, Bob Thayer
Board Member, Fred Bollhoffer
Board Member, Vacant

Minutes:

The minutes from the Regular Meeting on May 12th, 2006 were presented. Bob moved to approve the minutes. Stacy seconded the motion which passed unanimously.

Treasurer's Report:

Aug. 31	Cash in Chase Bank	\$53,174.44		
	Deposits for this time period			
	Quarterly dues	\$761.55		
	Quarterly dues			
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	Zelle Test	\$5.00		
	Cheddar Up	\$571.50		
Aug. 25	Total Deposits =	\$1,338.05		
	Cash in bank + Deposits =	\$54,512.49		
	Less Itemized Deductions			
	Total Cash Available this month	\$54,512.49		
Aug. 25	Itemized Deductions			
	XXXX (Secretary)		Secretary	
	XXXX (Treasurer)		Treasurer	
	Ersland Touch Landscaping	\$2,612.50	Landscaping x 2	8/19/2026
	City of Scottsdale	\$27.11	Water Bill (auto pay)	8/20/2026
	BDPI	\$69.00	Back Flow Testing	8/17/2026
	Chase	\$103.31	Checks for new account	8/4/2026
	Total Deductions	\$2,811.92		

	Savings Account			
	0.03 % interest	\$72,641.76	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	CD Expires on 1-02-27	\$28,386.92	Chase/Morgan Bank (1)	
		\$101,028.68	Total CD/Savings Accounts	

Bill presented the Treasurer's report.

- A. Sandy and Dennis gave him a thumb drive with pretty much everything they did in the last 20 years, and a couple of boxes of folders. The problem is that their filing system was either by year or by category, so if I am trying to find something, I am not sure where to look. For example, If I want to find something about Insurance, do I look in the year or the category. So it takes a while to find stuff from the past.
 - a. Sandy gave him the Accounting program, which he loaded, got going, and paid for. I paid for 1 year's maintenance so I can get it upgraded. They have 20 years of accounts, but nothing is closed out by year. Therefore, no reports can be run. They were also keeping a separate spreadsheet of the payments, then entering them into Quicken to print the invoice.
 - b. Sandy and Dennis kept meticulous records. There are just a lot of them. They did an amazing job, just need to figure out the system. They worked great together as Secretary and Treasurer. They are great at responding to his emails for questions as well.
- B. Bank Account and CD Renewal – The bank almost closed out our account and cashed the CD. We finally have a new upgraded bank account with Chase, and a new CD has been deposited. Checks were mailed out the following week after the board meeting.
- C. Bill created the reports that we are all used to now. He shared the reports with the Board members. He wants to change up the reports with a Starting Balance and an Ending Balance. Water bill was paid and returned, It seemed to be paid twice the following month, due to the change in address. We are all caught up though. Checks were returned due to bank error, which has been addressed and corrected.
 - a. Zelle was re-set up with a new email address HOA.payments@TheTrailsAtScottsdale.org
 - b. Sandy and Dennis paid for several things ahead of time to help us out as well, knowing they were retiring.
 - c. We took a big hit on the tree removals
 - d. Brenda asked if we have gotten any new quotes for insurance. Fred stated our insurance has unlimited coverage and that is why we are holding onto it and it was great. Brenda agreed.
 - e. People paid even though invoices were not sent out, which is great.
 - f. Board members checks have not yet been paid, but I will get them out.
- D. Bill moved to accept the Treasurer's Report and it was seconded by Elizabeth. It passed unanimously.

Call to the Public:

There was no public in attendance

Old Business:

- a. Changes to CCR's – Tabled for further study
Stacy did mention about a spreadsheet for who is responsible for what. The issue is still the fines and whatever is determined will be published on the website.
- b. Advertising fees for the newsletter – Tabled for next month.

Bill mentioned about having advertisers from inside the Trails and different fees for outside of the Trails, but mentioning that the Board does NOT ENDORSE those whom advertise.

a. Still tabled for later discussion

New Business:

A. Secretary position –

- Brenda stated that Stacy has agreed to take on the Secretary position. Bill mentioned that the President and the Secretary are designated corporate positions and need to be updated with the AZ Corp Commission. It is an HOA and has it's own designation. Fred mentioned that the State has changed many of the HOA laws. The only people whom can make the change is Brenda or Elizabeth.
- Bob has our Corporation Commission entity number for The Trails at Scottsdale Community Association for when we need it. Bob will email it out to the Board members.

B. Treasurer Position –

- Bill reluctantly agreed to take on the Treasurer position.

C. October HOA Homeowner Invoices – Bill is getting them set up and working on getting them out. He and Stacy will get together about that.

D. HOA Platform evaluation – Bill mentioned that most of the platforms are for larger HOAs, but Stacy and him were on the same page. There are two that may work out for us. Bill will evaluate the pros and cons of each and get back to us.

- Examples, They will do the invoices for us and email them all out. The ones that are not being emailed, they will print them, stamp them and send them out for \$3.
- There are a lot of positives with this. We can migrate our website there as well. The cost will be a little more than \$2000 - \$2200 per year, which is a little more than the accounting program alone. Bill will get a 30 day free trial with both of them.

E. Newsletters

- Bill stated that he wants to do postcards and state, YOUR HOA IS CHANGING to get everyone's attention to read the newsletters. This will help since many people just throw out the newsletter if they are not getting an invoice. This is going to be a major change for everyone. Bill will use test subjects for the two platforms.
- Stacy mentioned that an online bulletin board on the platform/website would be wonderful for our neighborhood.

Committee Reports:

- a. Landscape – Colin stated the storm last month knocked down a huge tree on the corner of Roosevelt Cir and McKinley. It is up by the roots and cannot be saved. Colin is going to contact Jared. The Board commended Jared for his professionalism and doing a great job. Also, a stop sign on Roosevelt Circle and 87th St was rusted and blew over and broke. Colin is going to contact the City of Scottsdale to fix it. Colin also discussed several complaints about parking in the cul de sacs, but nothing can be done as they are all registered and legal. Stacy found the contact information for Colin for the City of Scottsdale that was needed for the signs.
- b. Architectural – Bob stated nothing this summer
- c. Public Relations -Fred stated that there is some kind of discussion about electric bicycles, electric motorcycles, and electric two-wheelers and that things are going to change on the trails.
- d. Historian – I want to write up something in the newsletter about Sandy and Dennis as they were on the Board for years. I want to put something on the website as well. I have taken photos of two of the recognition plaques of Jerry and Jack and sent them to Bill to post on the website. We need to get someone to write up about them. I do not know where the Lois's is at. Brenda will give Stacy the contact info for Elizabeth to get the information. However, it is not a priority.
- e. Projects & Improvements – Bill noted no structural type projects during the summer.

- f. Newsletter Article – **October Newsletter** – Bill stated he created two new email addresses for Treasurer and secretary. Then all the communication can go through those. This keeps all important information directly in the accounts, regardless of whom is in those positions. It also keeps an audit trail. There is lots to address in the newsletter for October. Stacy mentioned about changing up the newsletter, as Publisher is going away.
 - g. Web Page – Bill stated he wants to address the new changes coming up with the HOA portal.
 - h. Community Letters – Brenda did not receive any. Discussion about transfer fees were brought up again.
 - i. **Other** - January HOA Board Member elections – Bill suggested we have a meet and greet your board members. Maybe have balloons, tables, treats and drinks and block off an area, for a couple of hours, so people to come and meet the Board members. Get to know us. Try to get more homeowners involved in the HOA. See if we can get any new board members to fill the vacancy spots. We will discuss this at the next HOA meeting.
 - j. Three people are up for election in January.
7. Board member Announcements – Stacy mentioned that Vi and her son both have passed away recently. Viola is an original owner in the Trails.
8. Adjournment – Brenda moved to adjourn the meeting at 7:09pm. Stacy secondly and it passed unanimously. The next meeting is Tuesday, September 13th, 2026 at 7pm via Zoom.
9. Next regular meeting will be held on Tuesday, October 13, 2026 at 7:00 p.m. on Zoom. The link for the Zoom meetings is on the website.

Audience Meeting Ground Rules

- When recognized, please state your name, address, and lot #.
- Issues are debated, never personalities nor the motives of others.