THE TRAILS HOMEOWNERS' ASSOCIATION
HOA Monthly Zoom Meeting Agenda Minutes
Regular Meeting – October 13, 2026

President Brenda Breit called the regular meeting of The Trails Homeowner's Association Board of Directors to order at 7:00 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 October 13, 2006 were presented after the Treasury report

Treasurer's Report:

May-26	**Cash in Chase Bank**	**$57,685.53**		
	Deposits for this time period			
	Qtr. Dues	$1,779.81		5/5/2026
	Qtr. Dues			
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	Cheddar Up	$2,095.50		5/4/2026
May-26	**Total Deposits =**	$3,875.31		
	Cash in bank + Deposits =	$61,560.84		
	Less Itemized Deductions	$6,253.11		
	Total Cash Available this mont	**$55,307.73**		
May-26	**Itemized Deductions**			
	Sandy DeGutes (Secretary)		Secretary	
	Dennis DeGutes (Treasurer)		Treasurer	
	Ersland Touch Landscaping	$1,250.00	Landscaping	5/5/2026
	City of Scottsdale	$25.11	Water Bill	5/5/2026
	Comm. Assoc. Underwriters	$4,288.00	Liability Insurance	5/5/2026
	Trails III/IV	$240.00	Marquez Lighting	5/5/2026
	AZ Dept of Revenue	$50.00		5/18/2026
	Total Deductions	$5,853.11		
	Savings Account			
	0.03 % interest	**$72,639.92**	Chase/Morgan Bank	
	Certificate of Deposit (B)			
	CD Expires on 11-6-26	**$28,270.93**	Chase/Morgan Bank	
		$100,910.85	Total CD Deposit	

Bill presented the Treasurer's report.

A. Stipend checks were dropped off in everyone's mailbox
B. Spreadsheet now has an Opening and a Closing Balance
    a. We spent more than we brought in, but that is okay because we have a lot of money coming in January and February
    b. Need to follow up on the $95 fee which was reversed but then charged again.
    c. Adding a line for Miscellaneous fees (Need to figure out where to put on spreadsheet. Not office supplies)
        i. Colin purchased a post for the DeGutes Way sign
        ii. $95 Charge from bank
    d. Jared with the Tree Service did not receive his check and his bill was not received
    e. Ursula Landscaping is emailing the invoice directly to Bill now, so he sends the check out directly.
C. No one moved to accept the Treasurer's Report.

Minutes:

The minutes from the Regular meeting on October 13th, 2026 were presented by Stacy. Stacy asked about any changes. Brenda mentioned to change the meeting end time to 8:09pm. Stacy made the correction.
Bill moved to approve the corrected minutes. Bob seconded the motion which passed unanimously.

Call to the Public:

There was no public in attendance

Old Business:

1. 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.
2. 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 who advertise.
    a. Still tabled for later discussion
3. October HOA Homeowner Invoices – Bill set them up and created a Word document. He got all envelopes addressed and stamped with a red stamp stating "Your HOA is Changing"
4. HOA Platform evaluation – Bill mentioned that once the invoices are out, he is going to start inputting the Board members into the platform to test it out.
    a. Bill is also going to update the Data form online with options for homeowner's to ask questions about the new HOA platform and email, etc. He wants to create a committee
    b. Bill is also going to create a new tab in our website with FAQs for the new HOA Platform

2. New Business:

1. Secretary position – Brenda asked if any objections to Stacy taking on the Secretary position. Stacy is not allowed to object. She is currently INTERIM Secretary
    a. Fred moved that Stacy Katz be Secretary. Bill and Bob both seconded. No objections. Motion passed unanimously.
2. Treasurer Position – Bill reluctantly agreed to take on the Treasurer position.
    a. Stacy moved that Bil Hooper be moved from Interim Treasurer to full Treasurer position. Colin seconded. No objections. Motion passed unanimously.
3. HOA Meet and Greet – We want to do a Board Member meet and greet at the end of a Cul-de-sac with balloons, tables, treats and drinks.. When the weather gets better, sit out for a few hours. Discussed having hot dogs and hamburgers. Brenda mentioned that they used to do that, but no one

showed up and also no one did the community garage sale. Therefore, the board decided to stop those activities. Stacy will put that in the October newsletter to watch for that. Stacy will also notate OPEN POSITION for the two positions that Stacy and Bill previously had. Discussed doing a survey regarding having a BBQ, community yard sale, etc. Maybe add a party planner position on the Board. Discussed a simple social media group. Mentioned starting off with NextDoor and creating a Trails at Scottsdale group. Tabled for next meeting.

Committee Reports:

a. Landscape – Colin stated there is some storm damage to a few trees. One tree in the upper area with a broken branch, not causing any problems. It is behind 8666 Roosevelt Circle. The bike path has one small dead tree and one that is hanging over a homeowner's wall. There is one other that is overgrown and hanging into another woman's house. She recently had bees and had it sprayed, but we should take care of the over growth. Also, he had a homeowner remove a swing from a tree that his kids were swinging from and his dog was loose. Colin introduced himself and the father thanked him.
b. Architectural – Bob stated Mr Vasquez emailed and wanted to do some work. Roof replacement, side maintenance and block wall. 3 projects total. He has not heard back from him. One more was emailed in wanting to replace a portion of the landscaping walk. Nothing seen from the street or other homeowners. Bill sent him the link to complete the form.
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 – Nothing
e. Projects & Improvements – Just the HOA Platforms.
f. Newsletter Article – **October Newsletter –** New newsletter created. Shared with the Board members. Asked them to please complete the Bio questionnaire so I can input in the newsletter. Mentioned doing the Board bio on the HOA Website as well. Maybe doing the newsletters more than quarterly. Dicussed having to update contact information for some board members for the newsletter and website. Discussed doing 3 or 4 pages for the newsletter now. Going to have the newsletters printed in color and folded this time.
g. Web Page – Bill stated he wants to address the new changes coming up with the HOA portal by adding a new webpage about it. Just need to make corrections to phone numbers on the webpage. Need to add the Open Board positions on the webpage as well.
h. Community Letters – Brenda did not receive any.
i. **Other** – Bob asked about the changes to the Corporation Commission and Brenda announced that she has not been able to take care of it yet. Discussed doing it online or over the phone.
j. Bill mentioned that maybe we want to look at the current HOA Board positions and maybe update them, change names, merge positions, add new ones, etc. One example is historian/ social media. Look into the evaluating and changing in 2027. – Tabled for further discussion.

Adjournment – Brenda moved to adjorn the meeting at 7:46pm. Bill secondly and it passed unanimously.

7. Next regular meeting will be held on Tuesday, November 09, 2026 at 7:00 p.m. on Zoom. The link for the Zoom meetings is on the website.