

NOTICE IS HEREBY GIVEN that an Open Meeting of the Board of Directors of CCSEI
will be held on **Thursday, April 21, 2022 at 6:00 p.m.**
at 8151 East Garfield Street, Scottsdale, Arizona 85257 in the Maintenance Building.

I. PROCEDURES

- A. Call to Order
- B. Roll Call
- C. Adopt Agenda
- D. Approval of Open Meeting Minutes of March 24, 2022

II. REPORTS

- A. Manager's Report
- B. Building Reports – Board members report issues
- C. Treasurer's Report
- D. Committee Reports:
 - Membership Committee – Ellie Jackson, Chair
 - Finance/Budget – Vacant
 - Grounds – Carol Papalas, Chair

III. OLD BUSINESS

- Re: Exterior Paint Colors

IV. NEW BUSINESS

- Re: Hollyhock Building Rep

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: 
Carol Papalas, Secretary

Date: 4/18/2022

Manager's Report

April 21st 2022

As most of the members are aware I unfortunately had a pretty severe heart attack on March 20th. I was in the hospital for six days and was given another stent. Since then, I seem to be recovering nicely. I want to thank all of you who sent cards and offered support to me during this time. It meant a great deal and was very appreciated. If I haven't personally thanked you yet I'm sorry but have been laying low and trying to be as stress free as possible.

It appears that Desert Star painting is complete with the exception of the pool area. I have heard compliments and complaints about the color choices but realized before the project started that would be the case. 350 members will never agree on a color scheme. I do feel, and believe the board and majority of members think that the green on the metal is too light. I have picked up some color options from the same color groups that we are using so the board can pick a color that seems more appropriate and is well received. If a color is not chosen at this meeting, the board still should be able to make the decision at the May meeting and be ok. I have been informed that the B complex won't be started until the beginning of June. I plan on putting a sample of the prospective colors on some of the metal railings in D so the members and board can see it before choosing.

**Consolidated Co-ops
of Scottsdale East, Inc.**

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
PHONE (480) 947-3841
FAX (480) 947-8553

**Minutes for Open Board of Directors Meeting, Thursday, March 24, 2022 held at
Maintenance Building for Consolidated Co-ops, 8151 E. Garfield, St., Scottsdale,
AZ 85257.**

I. Procedures:

- A. Call to order at 6:09 pm by President Maryana Scott.
- B. Roll Call - Maryana Scott (C Rep & President), Carol Papalas (E Rep & Secretary), George Pool (B rep & VP), Dan Free (D rep), Fred Weninger (F rep), Ellie Jackson (G Rep & Treasurer) – Quorum met.
- C. Motion to adopt agenda made by George, 2nd by Carol. Passed.
- D. Motion to approve Open Meeting minutes for February 17, 2022 made by Ellie, 2nd by Dan. Passed.
- E. Moment of silence for Jayson Hunt, Manager, who is hospitalized.

II. New Business:

- A. Installation on new Board officers:
 1. Maryana Scott nominated for President by Carol, 2nd by Ellie. Passed.
 2. George Pool nominated for Vice President by Dan, 2nd by Ellie. Passed.
 3. Carol Papalas nominated for Secretary by Ellie, 2nd by Fred. Passed.
 4. Ellie Jackson nominated for Treasurer by George, 2nd by Dan. Passed.
- B. Vacancy for H complex. Kelly McCann from H-212 volunteered as part-time rep. Accepted by Board.

III. Reports

- A. Manager's Report (Bianca Campos, Assistant Manager) – See report details.
 1. Thank you to everyone for well wishes and prayers for Jayson Hunt.
 2. New motor being installed in fish pond, working on improving it.
 3. D complex painting to be done by end of next week. Co-op needs to start next complex asap to keep pricing the same.
 4. Landscape volunteers' work behind C complex hasn't gone unnoticed.
- B. Bldg. Reports
B Bldg – Nothing to report, C Bldg – Nothing, D Bldg – urine and feces odors to be taken care of, E Bldg – Nothing, F Bldg – Nothing, G Bldg – fish pond is a concern, H Bldg – making a list of concerns, including catwalks still need finishing. She has a handyman who would give us a good deal.
- C. Treasurer's Report – No report until Thursday, after Kathy, Co-op accountant will be coming to put together financials. They will available Thursday.
- D. Committees Reports
 1. Membership committee – New members Daniel Konneg and Thomas Scribner – H-103. Motion to accept memberships made by Ellie, 2nd by Carol. Passed.
 2. Finance/Budget Committee – Vacant.
 3. Grounds – Carol Papalas – Chair: Thanked volunteers working on landscaping.

IV. Old Business

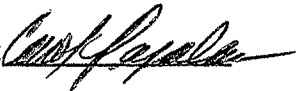
See Manager's Report.

V. Members' Forum

- A. Jane Suppan (G-11)– Three trees need to be replaced. Asked whether we have a warranty on replacement. Carol answered that we do. Jayson has that information. We're putting a hold on major landscaping until he can return.
- B. Lee Maggioncalda (D-11) – Reported that pigeons are a problem in her area:
- C. Jackie Wheeler (D-209) – Reported that there is a pestilence of ants around the D complex pool area that need to be eliminated.
- D. Sherry Duval (B110) – Says that there are complaints about the paint color being too white. There was discussion by Board that green trim may be changed to a darker shade.

VI. Adjournment – Motion to adjourn at 6:50 p.m. made by Ellie, 2nd by Fred. Passed.

Respectfully submitted,

By: 
Carol Papalas, Secretary

Date: March 30, 2022

DRAFT

Consolidated Cooperatives of Scottsdale East, Inc.

04/20/22

Profit & Loss Budget Performance

Accrual Basis

March 2022

	Mar 22	Budget	Jan - Mar ...	YTD Bud...	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	104,308.00	106,020.00	315,956.14	318,070.00	1,272,250.00
5170 · Parking Permits	100.00	5,500.00	18,440.00	17,500.00	18,500.00
5190 · Locker Rental	1,470.00	1,500.00	4,410.00	4,500.00	18,000.00
Total 5100 · Rent Revenue	105,878.00	113,020.00	338,806.14	340,070.00	1,308,750.00
5401 · Interest Income	29.58		84.64		
5900 · Other Revenue					
5910 · Laundry Income	922.20	840.00	3,064.70	2,520.00	10,000.00
5920 · NSF & Late Charges	960.00	25.00	2,105.00	75.00	250.00
5925 · Fines, Fees	0.00	0.00	75.00	0.00	225.00
5930 · Transfer Fees	1,200.00	667.00	1,800.00	1,997.00	8,000.00
5940 · Pet Fees	100.00	34.00	200.00	94.00	400.00
5950 · Service Repair Fees	2,052.00	583.00	3,450.00	1,753.00	7,000.00
5990 · Other Income	170.00	125.00	488.00	375.00	1,500.00
5991 · Recovered Legal Fees	0.00	0.00	0.00	0.00	2,000.00
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	855.54
Total 5900 · Other Revenue	5,404.20	2,274.00	11,182.70	6,814.00	30,230.54
Total Income	111,311.78	115,294.00	350,073.48	346,884.00	1,338,980.54
Expense					
6300 · Administrative Expenses					
6309 · Advertising	1,419.00	0.00	4,257.00	1,000.00	2,000.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	7,915.83	9,583.00	25,238.73	28,753.00	115,000.00
6310.2 · Holiday	172.00		516.00		
6310.3 · Vacation	860.00		860.00		
6310.6 · Contract Labor - Porter	600.00	600.00	1,800.00	1,800.00	7,800.00
Total 6310 · Salaries & Wages - Office	9,547.83	10,183.00	28,414.73	30,553.00	122,800.00
6311 · Supplies - Office					
6311.1 · Office Supplies	13.51	208.00	1,126.10	628.00	2,500.00
6311.3 · Postage	0.00	50.00	232.00	150.00	500.00
Total 6311 · Supplies - Office	13.51	258.00	1,358.10	778.00	3,000.00
6312 · Computers Equip/Supplies/S...	0.00	0.00	0.00	1,000.00	2,000.00
6313 · Equip Maint Contracts	241.42	208.00	805.06	628.00	2,500.00
6341 · Legal	60.00	208.00	60.00	628.00	2,500.00
6350 · Audit & Accounting					
6351 · Accounting Services	0.00	833.00	1,058.76	2,503.00	10,000.00
6352 · Annual Audit Costs	0.00	0.00	0.00	0.00	12,500.00
6353 · Payroll Service Fee	222.72	250.00	767.17	750.00	3,000.00
Total 6350 · Audit & Accounting	222.72	1,083.00	1,825.93	3,253.00	25,500.00
6360 · Telephone/Cellular	441.55	291.00	1,310.20	881.00	3,500.00
6363 · Internet Contract	356.11	334.00	1,069.32	998.00	4,000.00
6391 · Bank Charges	333.66	0.00	550.74	50.00	200.00
6392 · Credit Checks	0.00	125.00	230.95	375.00	1,500.00
6397 · Dues/Education	0.00		375.42		
6399 · Other					
6399.1 · Fuel/Mileage	0.00	0.00	0.00	25.00	100.00
6399.4 · Community Days	1,577.49	2,000.00	1,577.49	2,000.00	2,500.00
6399.5 · Misc Admin	0.00	250.00	0.00	250.00	500.00
Total 6399 · Other	1,577.49	2,250.00	1,577.49	2,275.00	3,100.00
Total 6300 · Administrative Expenses	14,213.29	14,940.00	41,834.94	42,419.00	172,600.00

Consolidated Cooperatives of Scottsdale East, Inc.

04/20/22

Profit & Loss Budget Performance

Accrual Basis

March 2022

	Mar 22	Budget	Jan - Mar ...	YTD Bud...	Annual Bu...
6400 · Utilities Expense					
6450 · Electric	2,387.38	3,334.00	7,454.07	10,002.00	40,000.00
6451 · Water	6,049.48	7,500.00	20,243.83	22,500.00	90,000.00
6452 · Gas	2,881.53	1,334.00	9,216.06	4,002.00	16,000.00
6453 · Sewer	3,820.62	3,334.00	11,461.86	9,994.00	40,000.00
6454 · Trash	2,540.67	2,080.00	7,994.40	6,244.00	25,000.00
6455 · Envir/Taxes & Fees	597.45	734.00	1,960.30	2,198.00	8,800.00
Total 6400 · Utilities Expense	18,277.13	18,316.00	58,330.52	54,940.00	219,800.00
6500 · Operating & Maintenance Expen...					
6501 · Sales Tax Maintenance Items	0.00		199.53		
6502 · Building Maint/Improvements	262.71	1,250.00	9,503.32	3,750.00	15,000.00
6503 · Temp Labor - Maintenance	0.00	0.00	0.00	0.00	5,000.00
6511 · Janitorial Supplies	248.07	105.00	359.44	310.00	1,250.00
6519 · Exterminating Contract	1,331.95	580.00	1,331.95	1,744.00	7,000.00
6535 · Fuel-Equipment	0.00	25.00	0.00	25.00	100.00
6536 · Plants&Supplies - Grounds	205.67	834.00	305.67	2,498.00	10,000.00
6537 · Contracts - Grounds	4,000.00	4,584.00	12,000.00	13,748.00	55,000.00
6538 · Sprinkler System - Grounds	277.19	250.00	277.19	750.00	3,000.00
6539 · Trees - Grounds	0.00	1,250.00	2,612.90	3,750.00	15,000.00
6540 · Payroll					
6540.1 · Wages	10,536.35	14,167.00	26,712.79	42,497.00	170,000.00
6540.2 · Holiday	524.00		1,092.00		
6540.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6540.4 · Sick	0.00	0.00	204.00	0.00	0.00
Total 6540 · Payroll	11,060.35	14,167.00	28,008.79	42,497.00	170,000.00
6541 · Materials					
6541.1 · Materials	0.00	0.00	0.00	125.00	500.00
6541.2 · Signage	0.00	500.00	0.00	1,500.00	6,000.00
6541.5 · Hardware	0.00	0.00	0.00	125.00	250.00
6541.6 · Rehab	0.00	417.00	449.48	1,247.00	5,000.00
6541.7 · Rehab - Recoverable	297.62		297.62		
Total 6541 · Materials	297.62	917.00	747.10	2,997.00	11,750.00
6542 · Capital Improvements					
6542.5 · Xeriscape	0.00	0.00	0.00	0.00	10,000.00
6542.7 · Painting	125,000.00		125,000.00		
Total 6542 · Capital Improvements	125,000.00	0.00	125,000.00	0.00	10,000.00
6543 · Parking Lot Sweeping	0.00	300.00	0.00	900.00	3,600.00
6545 · HVAC					
6545.1 · HVAC Replacements	6,444.83	20,000.00	6,444.83	20,000.00	60,000.00
6545.2 · HVAC Repairs	0.00	0.00	0.00	0.00	12.27
6545.3 · HVAC Parts	0.00	1,042.00	0.00	3,122.00	12,500.00
Total 6545 · HVAC	6,444.83	21,042.00	6,444.83	23,122.00	72,512.27
6547 · Swimming Pools					
6547.1 · Contracts - Pools	0.00	2,350.00	0.00	7,150.00	15,545.00
6547.2 · Chemicals - Pools	282.15	625.00	693.90	1,875.00	7,500.00
6547.3 · Parts for Pool	781.28	208.00	781.28	628.00	2,500.00
6547.4 · Pool Furniture	0.00	417.00	0.00	1,247.00	5,000.00
6547.5 · Permits	270.00	158.00	270.00	478.00	1,900.00
Total 6547 · Swimming Pools	1,333.43	3,758.00	1,745.18	11,378.00	32,445.00
6551 · Small Tools - Repairs	0.00	125.00	1,246.01	375.00	1,500.00
6555 · Electrical Supplies	619.80	416.00	1,044.57	1,256.00	5,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	0.00	209.00	66.44	619.00	2,500.00
Total 6560 · Painting Costs	0.00	209.00	66.44	619.00	2,500.00

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

March 2022

04/20/22

Accrual Basis

	<u>Mar 22</u>	<u>Budget</u>	<u>Jan - Mar ...</u>	<u>YTD Bud...</u>	<u>Annual Bu...</u>
6570 · Vehicle					
6571 · Vehicles - Repairs	40.05	125.00	431.01	375.00	1,500.00
Total 6570 · Vehicle	<u>40.05</u>	<u>125.00</u>	<u>431.01</u>	<u>375.00</u>	<u>1,500.00</u>
6580 · Plumbing					
6581 · Supplies - Plumbing	36.80	1,167.00	2,261.52	3,497.00	14,000.00
6582 · Contracts - Plumbing	0.00	0.00	0.00	0.00	0.00
6583 · Hot H2O Htrs-Replace	0.00	1,000.00	1,689.18	3,000.00	12,000.00
6584 · Toilets - Replacements	2,712.79	0.00	4,589.43	750.00	1,500.00
Total 6580 · Plumbing	<u>2,749.59</u>	<u>2,167.00</u>	<u>8,540.13</u>	<u>7,247.00</u>	<u>27,500.00</u>
6591 · Lock & Keys	0.00	125.00	0.00	125.00	500.00
6592 · Doors & Screens	0.00	125.00	171.65	375.00	1,500.00
6594 · A/C Filters	0.00	125.00	386.77	375.00	1,500.00
6599.1 · Misc- Maintenance	0.00	83.00	0.00	253.00	1,000.00
6599.2 · Equipment Rental	138.00	208.00	376.00	628.00	2,500.00
Total 6500 · Operating & Maintenance ...	<u>154,009.26</u>	<u>52,770.00</u>	<u>200,798.48</u>	<u>119,097.00</u>	<u>456,657.27</u>
6700 · Taxes and Insurance					
6710 · Real Property	0.00	0.00	0.00	0.00	100,000.00
6711 · Payroll Tax (FICA/MC)	1,530.65	1,500.00	4,178.78	4,500.00	18,000.00
6712 · FUTA/SUTA	189.84	483.00	1,092.00	1,453.00	5,800.00
6719 · Licenses & Permits	10.00	0.00	70.00	0.00	500.00
6720 · Property&Liability- Insurance	6,747.50	7,000.00	20,214.50	21,000.00	84,000.00
6722 · Workers Comp -Insurance	0.00	333.00	0.00	1,003.00	4,000.00
6723 · Employee Benefits	2,844.04	2,666.00	8,532.12	8,006.00	32,000.00
Total 6700 · Taxes and Insurance	<u>11,322.03</u>	<u>11,982.00</u>	<u>34,087.40</u>	<u>35,962.00</u>	<u>244,300.00</u>
Total Expense	<u>197,821.71</u>	<u>98,008.00</u>	<u>335,051.34</u>	<u>252,418.00</u>	<u>1,093,357.27</u>
Net Ordinary Income	<u>-86,509.93</u>	<u>17,286.00</u>	<u>15,022.14</u>	<u>94,466.00</u>	<u>245,623.27</u>
Net Income	<u><u>-86,509.93</u></u>	<u><u>17,286.00</u></u>	<u><u>15,022.14</u></u>	<u><u>94,466.00</u></u>	<u><u>245,623.27</u></u>

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1121.0 · NEW WF Chkg-8323	258,868.66
Total 1120 · Cash	<u>258,868.66</u>
1300 · Capital Replacement Reserve	
1309.2 · PNC Bank MM - .02%	252,235.71
1309.3 · BMO Harris Bank-MM .05%	200,062.89
Total 1300 · Capital Replacement Reserve	<u>452,298.60</u>
1300.1 · Emergency Reserve	
1312 · USBank MM - .01%	266,849.54
Total 1300.1 · Emergency Reserve	<u>266,849.54</u>
1300.2 · Member Deposits	
1378 · MidFirst Money Market (.3%)	109,104.81
Total 1300.2 · Member Deposits	<u>109,104.81</u>
Total Checking/Savings	<u>1,087,121.61</u>
Accounts Receivable	
1130 · Member Accounts Receivable	17,662.65
Total Accounts Receivable	<u>17,662.65</u>
Other Current Assets	
1200 · Prepaid Expenses	
1241 · Prepaid Property & Liability Ins	3,541.67
1280 · Federal Prepaid Tax	18,000.00
1285 · State Prepaid Tax	10,993.00
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	<u>35,034.67</u>
1310 · Employee Advance	3,800.31
1499 · Undeposited Receipts	6,195.00
Total Other Current Assets	<u>45,029.98</u>
Total Current Assets	<u>1,149,814.24</u>
Fixed Assets	
1400 · FIXED ASSETS	
1410 · Land	337,882.00
1412 · Land & Land Improvements	435,509.73
1421 · Buildings	2,583,985.62
1423 · Buildings - Capital Improvement	2,326,836.23
1425 · Building Equipment	897,796.31
1461 · Furniture	15,602.00
1481 · Vehicle and Maintenance Equip	10,119.33
4121 · Buildings - Accum Depn	-4,635,592.12
Total 1400 · FIXED ASSETS	<u>1,972,139.10</u>
Total Fixed Assets	<u>1,972,139.10</u>
TOTAL ASSETS	<u><u>3,121,953.34</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	7,900.94
2150 · Real Property Taxes - Accrued	47,134.47

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>
2211 Pre-Paid Member Charge	162,173.30
Total Accounts Payable	217,208.71
Other Current Liabilities	
2120 Wages & Payroll Taxes Payable	2,987.90
2140 Taxes Payable	
2141 Federal Taxes Payable	9,663.00
2142 State Taxes Payable	2,724.00
Total 2140 Taxes Payable	<u>12,387.00</u>
2191 Member Deposits Held in Trust	107,100.00
2213 Deferred Tax Liability	15,347.00
Total Other Current Liabilities	<u>137,821.90</u>
Total Current Liabilities	<u>355,030.61</u>
Total Liabilities	355,030.61
Equity	
3100 Owner Equity	
3121 Common Stock - 350 shares	350.00
3131 Treasury Stock @ Cost 1share	-10,000.00
3241 Additional Paid-in capital	3,265,786.00
Total 3100 Owner Equity	<u>3,256,136.00</u>
3240 Funded Reserve Costs	
3240.1 Reserve for Replacements	351,869.00
3240.2 Gen Op Reserve	2,341.00
Total 3240 Funded Reserve Costs	<u>354,210.00</u>
3243 General Operating Reserve	256,950.00
3900 Retained Earnings	-1,112,172.41
Net Income	15,022.14
Total Equity	<u>2,770,145.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,125,176.34</u></u>