



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

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
PHONE (480) 947-3941
FAX (480) 947-6553

NOTICE IS HEREBY GIVEN that an Open Meeting of the Board of Directors of Consolidated Cooperatives of Scottsdale East, Inc. will be held on **Thursday, 17 October 2024** at 6:00 p.m. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

An Executive meeting proceeds this Open Meeting.

I. PROCEDURES

- a. Call to Order – President Colleen Domigan
- b. Roll Call
- c. Adopt Agenda
- d. Approval of Minutes from September 2024

II. REPORTS

- a. Manager's Report
- b. Building Reports – Board members report issues, if any, in their respective buildings.
- c. Treasurer's Report – Ellie Jackson, Treasurer
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair
 - 1.
 - ii. Budget Committee – Ellie Jackson, Chair
 - 1.
 - iii. Rules and Regs Committee – Jenn Ward
 - iv. Activity Committee – Jenn Ward, Chair

III. OLD BUSINESS

- a. Loan updates

IV. NEW BUSINESS

- a. Laundry Room Security
- b. Parking Lot Fee Increase
- c. Maintenance Charges for Remodeling
- d. Co-Op fee increase

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: _____
Jenn Ward

Date: 9/18/2024

Manager's Report


October 17, 2024

Desert Star pool is up and running after having the heater serviced, filter serviced and the pool acid washed to get the black algae and staining out. It will open up Friday and heater will be on. It will be up to 87 degrees by Saturday. G pool heater is also on and pool is 87 degrees. During the winter months we will do sand changes and possibly acid wash the non-heated pools. They will be locked up during this process.

Tree trimmers will be out in the following weeks to mainly remove a couple dead trees and dead growth in healthy trees. Last month I had them only addressing the trees at the buildings to satisfy the insurance inspectors.

Insurance inspectors are done with the claim portion of the fire unit(D117) and work has begun. Resident is in process of removing all personal property and abatement should start next week. Abatement and demo should take about two weeks and then the fire smell will be gone. I apologize to the members having to deal with the smell but we can't do much until the insurance adjusters finish up.

Contracts are signed for both the catwalk railing and electrical box repairs. As soon as I know when work will start, we will be informing residents. The electrical will take a while and SRP will have a lot of control over how that job is handled. We will do all that is possible to make is as convenient for the members as possible. The catwalk repairs will most likely begin in D or E so it is easier for me to observe their work and make sure they don't get too far ahead with something the Co-op is unhappy with.



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

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
PHONE (480) 947-3941
FAX (480) 947-6553


NOTICE IS HEREBY GIVEN that an Open Meeting of the Board of Directors of Consolidated Cooperatives of Scottsdale East, Inc. will be held on **Thursday, 19 September 2024** at 6:00 p.m. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

I. PROCEDURES

- a. Call to Order – President Colleen Domigan called to order at 6:05pm.
- b. Roll Call: Jayson Hunt, George Pool, Maryana Scott, Dan Free, Jennifer Ward, Colleen Domigan, Ellie Jackson, and Trent Schneeberger present.
- c. Adopt Agenda. Motion to amend agenda made by George, seconded by Trent. Passed.
- d. Approval of Minutes from 20 June 2024 and 23 July 2024. Motion to approve made by Maryana, seconded by Ellie. Passed

II. REPORTS

- a. Manager's Report-See attached.
- b. Irrigation Work will cost \$4,500-\$6,000. Motion made by Ellie, seconded by Dan. Passed
- c. Building Reports – Board members report issues, if any, in their respective buildings.
 - B. Nothing to report.
 - C. Nothing to report.
 - D. Nothing to report.
 - E. Nothing to report.
 - F. Working on pigeons, waiting on screens.
 - G. Concern about rust at pool. Drippers are not working they are dry and cracked.
- d. Treasurer's Report – Ellie Jackson, Treasurer. Report available in office.
- e. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair
 1. F-216 Katie Helen Strong, Occupant
 2. F-7 Mustafa Kizilan, Member
 3. H-110 Russell & Candance Powell, Member
 4. H-112 Cindy, Lawrence, and Jane Foreaker, Member
 - ii. Budget Committee – Ellie Jackson, Chair. Report available in office. The board will be closing at chase and putting approximately \$114,000 in a CD



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

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
PHONE (480) 947-3941
FAX (480) 947-6553

at Alliance at 5.15%. There will be an October meeting. Sign up in office. Specifics will be in newsletter.

- iii. Activity Committee – Jenn Ward, Chair. No meetings until August when things cool down some. Meeting will be 24 September @ 3:00 in the office.

III. OLD BUSINESS

- a. Loan updates. Slowly moving. Title agency working issues. Loan may need to be renegotiated due to rates lowering.

IV. NEW BUSINESS

- a. New Maintenance Employee; Leonardo on temp basis.
- b. Report of large dogs roaming property. President is aware of 2. They have been on a lead. At least one is a service dog. Nothing further require.
- c. Electric Bid. Jenn made a motion to add to the agenda, Ellie seconded. Passed. Ellie made a motion to choose Simple Electric at \$864,680.00, Jenn seconded it. Passed.

V. MEMBERS' FORUM

- a. Carol, E-108. Getting mud and water flooding on patio. Irrigation needs to be readjusted. She will be getting bids to fix her area and has asked the board to pay for part of it. To be continued.
- b. Alice, H-207. Co-op approved changes of her neighbor below. Mistakes were made, Co-Op maintenance attempted to mediate. To be resolved the following day.
- c. Jane, G-11. Had structure questions. Requesting annual inspections.
- d. Tegan, H-215. Fishpond concerns. Trent made a motion to have fish removed, Jenn seconded. Passed.
- e. Mary, E-13. Can we hire someone to seal the roofs? Jayson responded that temps cannot be on roof. Board/Jayson will address in the future. Mary also mentioned some of the back area lights are out and she was asked to report to the office which ones were out.

VI. **ADJOURNMENT.** Ellie made motion to adjourn at 7:24, seconded by Dan. Passed.

By: _____
Jennifer Ward, Board Secretary

Date: 10/01/2024

Consolidated Cooperatives of Scottsdale East, Inc.
Balance Sheet
 As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	409,421.77
Total 1120 · Cash	409,421.77
1300 · Capital Replacement Reserve	
1309.4 · BofA CD - 5% (11.26.24)	52,376.19
Total 1300 · Capital Replacement Reserve	52,376.19
1300.1 · Emergency Reserve	
1312 · USBank MM - .45%	269,516.71
Total 1300.1 · Emergency Reserve	269,516.71
Total Checking/Savings	731,314.67
Accounts Receivable	
1130 · Member Accounts Receivable	34,416.50
Total Accounts Receivable	34,416.50
Other Current Assets	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	18,000.00
1285 · State Prepaid Tax	14,143.00
1295 · Prepaid Payroll	11,662.86
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	46,305.86
1350 · Due from Bank-Fraud	285.00
1499 · Undeposited Receipts	580.00
Total Other Current Assets	47,170.86
Total Current Assets	812,902.03
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	2,394,159.02
1425 · Building Equipment	799,538.15
1461 · Furniture	15,602.00
1481 · Vehicle and Maintenance Equip	10,119.33
4121 · Buildings - Accum Depn	-5,036,443.27
Total 1400 · FIXED ASSETS	1,540,352.58
Total Fixed Assets	1,540,352.58
Other Assets	
1800 · Origination Fee	1,500.00
Total Other Assets	1,500.00
TOTAL ASSETS	2,354,754.61

2:27 PM

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of September 30, 2024

10/15/24

Accrual Basis

	<u>Sep 30, 24</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	40,236.17
2150 · Real Property Taxes - Accrued	46,417.47
2211 · Prepaid Member Carrying Charges	136,611.57
Total Accounts Payable	<u>223,265.21</u>
Other Current Liabilities	
2120 · Wages & Payroll Taxes Payable	6,079.26
2140 · Taxes Payable	
2141 · Federal Taxes Payable	-19,337.00
2142 · State Taxes Payable	2,724.00
Total 2140 · Taxes Payable	<u>-16,613.00</u>
2191 · Member Deposits Held in Trust	106,500.00
2213 · Deferred Tax Liability	15,347.00
Total Other Current Liabilities	<u>111,313.26</u>
Total Current Liabilities	<u>334,578.47</u>
Total Liabilities	334,578.47
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	-2,067,758.00
Net Income	220,638.14
Total Equity	<u>2,020,176.14</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,354,754.61</u></u>

Consolidated Cooperatives of Scottsdale East, Inc.

10/15/24

Profit & Loss Budget Performance

Accrual Basis

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	114,886.00	115,179.00	1,034,987.00	1,036,611.00	1,382,148.00
5170 · Parking Permits	15.00	0.00	18,640.00	18,500.00	18,500.00
5190 · Locker Rental	1,365.00	1,500.00	12,675.00	13,500.00	18,000.00
Total 5100 · Rent Revenue	116,266.00	116,679.00	1,066,302.00	1,068,611.00	1,418,648.00
5401 · Interest Income	0.00		5,601.58		
5900 · Other Revenue					
5910 · Laundry Income	930.80	791.66	7,411.70	7,125.02	9,500.00
5920 · NSF & Late Charges	958.00	500.00	5,322.00	4,500.00	6,000.00
5925 · Fines, Fees	0.00	20.00	150.00	190.00	250.00
5930 · Transfer Fees	0.00	416.66	6,600.00	3,750.02	5,000.00
5940 · Pet Fees	0.00	41.67	800.00	374.99	500.00
5950 · Service Repair Fees	746.00	416.74	6,802.26	3,749.78	5,000.00
5990 · Other Income	0.00	125.00	1,365.00	1,125.00	1,500.00
5991 · Recovered Legal Fees	0.00	2,500.00	0.00	5,000.00	5,000.00
Total 5900 · Other Revenue	2,634.80	4,811.73	28,450.96	25,814.81	32,750.00
Total Income	118,900.80	121,490.73	1,100,354.54	1,094,425.81	1,451,398.00
Gross Profit	118,900.80	121,490.73	1,100,354.54	1,094,425.81	1,451,398.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	0.00	10.79	1,500.00	2,000.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	4,554.84	11,250.00	86,865.53	101,250.00	135,000.00
6310.2 · Holiday	186.08		1,390.08		
6310.3 · Vacation	0.00		1,218.08		
6310.4 · Sick	0.00		516.00		
6310.6 · Contract Labor - Porter	800.00	800.00	8,500.16	7,600.00	10,000.00
Total 6310 · Salaries & Wages - Office	5,540.92	12,050.00	98,489.85	108,850.00	145,000.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.10	208.33	1,411.97	1,875.01	2,500.00
6311.3 · Postage	0.00	0.00	264.00	500.00	500.00
Total 6311 · Supplies - Office	0.10	208.33	1,675.97	2,375.01	3,000.00
6312 · Computers Equip/Supplies/Soft...	0.00	166.66	1,590.83	1,500.02	2,000.00
6313 · Equip Maint Contracts	213.70	229.16	2,172.97	2,062.52	2,750.00
6341 · Legal	445.18		17,077.08		
6350 · Audit & Accounting					
6351 · Accounting Services	0.00	833.33	7,948.00	7,500.01	10,000.00
6352 · Annual Audit Costs	0.00	0.00	15,000.00	20,000.00	20,000.00
6353 · Payroll Service Fee	379.32	333.33	3,932.29	3,000.01	4,000.00
6350 · Audit & Accounting - Other	0.00		672.00		
Total 6350 · Audit & Accounting	379.32	1,166.66	27,552.29	30,500.02	34,000.00
6360 · Telephone/Cellular					
6361 · Telephone Lease	0.00	300.00	0.00	2,700.00	3,600.00
6360 · Telephone/Cellular - Other	294.20		2,514.85		
Total 6360 · Telephone/Cellular	294.20	300.00	2,514.85	2,700.00	3,600.00
6363 · Internet Contract	440.11	125.00	3,815.88	1,125.00	1,500.00
6391 · Bank Charges	0.00	62.50	677.45	562.50	750.00
6392 · Credit Checks	0.00	125.00	1,347.95	1,125.00	1,500.00

Consolidated Cooperatives of Scottsdale East, Inc.

10/15/24

Profit & Loss Budget Performance

Accrual Basis

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Bu...
6399 · Other					
6399.1 · Fuel/Mileage	0.00	12.00	59.09	114.00	150.00
6399.4 · Community Days	0.00	0.00	2,213.52	2,500.00	2,500.00
6399.5 · Misc Admin	0.00	0.00	450.00	750.00	1,000.00
Total 6399 · Other	0.00	12.00	2,722.61	3,364.00	3,650.00
Total 6300 · Administrative Expenses	7,313.53	14,445.31	159,648.52	155,664.07	199,750.00
6400 · Utilities Expense					
6450 · Electric	3,012.37	3,333.33	27,113.37	30,000.01	40,000.00
6451 · Water	10,194.94	9,166.66	66,518.61	82,500.02	110,000.00
6452 · Gas	548.57	1,541.66	15,292.27	13,875.02	18,500.00
6453 · Sewer	3,385.29	3,833.33	33,646.69	34,500.01	46,000.00
6454 · Trash	4,224.21	3,333.33	41,804.57	30,000.01	40,000.00
6455 · Envir/Taxes & Fees	948.18	833.33	6,482.40	7,500.01	10,000.00
Total 6400 · Utilities Expense	22,313.56	22,041.64	190,857.91	198,375.08	264,500.00
6500 · Operating & Maintenance Expense					
6501 · Sales Tax Maintenance Items	5.97		691.66		
6502 · Building Maint/Improvements	926.26	1,250.00	9,014.17	11,250.00	15,000.00
6503 · Temp Labor - Maintenance	9,810.07	416.66	24,717.86	3,750.02	5,000.00
6510 · Janitor- Laundry Rooms-Suppli...	0.00		23.51		
6511 · Janitorial Supplies	16.83	108.33	984.32	975.01	1,300.00
6519 · Exterminating Contract	0.00	566.66	3,248.90	5,100.02	6,800.00
6532 · Security	0.00	0.00	0.00	0.00	0.00
6535 · Fuel-Equipment	0.00	10.00	120.12	90.00	120.00
6536 · Plants&Supplies - Grounds	883.73	416.66	1,895.16	3,750.02	5,000.00
6537 · Contracts - Grounds	4,800.00	4,583.33	47,600.00	41,250.01	55,000.00
6538 · Sprinkler System - Grounds	0.00	500.00	2,585.72	4,000.00	5,000.00
6539 · Trees - Grounds	0.00	0.00	7,264.00	10,000.00	15,000.00
6540 · Payroll					
6540.1 · Wages	6,076.24	14,583.33	91,642.07	131,250.01	175,000.00
6540.2 · Holiday	608.16		3,840.16		
6540.3 · Vacation	0.00		1,592.00		
6540.4 · Sick	0.00		1,304.00		
Total 6540 · Payroll	6,684.40	14,583.33	98,378.23	131,250.01	175,000.00
6541 · Materials					
6541.1 · Materials	0.00	100.00	0.00	500.00	500.00
6541.2 · Signage	0.00	0.00	111.07	1,000.00	1,000.00
6541.5 · Hardware	0.00	50.00	74.83	250.00	250.00
6541.6 · Rehab	24.11	1,000.00	1,666.50	5,000.00	6,000.00
Total 6541 · Materials	24.11	1,150.00	1,852.40	6,750.00	7,750.00
6542 · Capital Improvements					
6542.5 · Xeriscape	0.00	0.00	-140.58	10,000.00	10,000.00
Total 6542 · Capital Improvements	0.00	0.00	-140.58	10,000.00	10,000.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,250.00	51,136.16	56,250.00	75,000.00
6545.3 · HVAC Parts	1,215.18	1,041.66	10,592.48	9,375.02	12,500.00
Total 6545 · HVAC	1,215.18	7,291.66	61,728.64	65,625.02	87,500.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	572.61	625.00	5,084.02	5,625.00	7,500.00
6547.3 · Parts for Pool	0.00	291.66	5,968.72	2,625.02	3,500.00
6547.4 · Pool Furniture	0.00		614.06		
6547.5 · Permits	0.00		600.00		
Total 6547 · Swimming Pools	572.61	916.66	12,266.80	8,250.02	11,000.00
6551 · Small Tools - Repairs	0.00	250.00	145.03	1,750.00	2,000.00
6555 · Electrical Supplies	51.94	333.33	1,597.43	3,000.01	4,000.00

Consolidated Cooperatives of Scottsdale East, Inc.

10/15/24

Profit & Loss Budget Performance

Accrual Basis

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Bu...
6560 · Painting Costs					
6560.2 · Paint Supplies	56.47	208.33	1,514.16	1,875.01	2,500.00
Total 6560 · Painting Costs	56.47	208.33	1,514.16	1,875.01	2,500.00
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	0.00	0.00	2,000.00	2,000.00
Total 6570 · Vehicle	0.00	0.00	0.00	2,000.00	2,000.00
6580 · Plumbing					
6581 · Supplies - Plumbing	629.37	1,041.66	9,672.51	9,375.02	12,500.00
6582 · Contracts - Plumbing	0.00		700.00		
6583 · Hot H2O Htrs-Replace	0.00	1,000.00	7,098.63	9,000.00	12,000.00
6584 · Toilets - Replacements	0.00	0.00	2,778.88	2,000.00	2,500.00
6580 · Plumbing - Other	0.00		431.69		
Total 6580 · Plumbing	629.37	2,041.66	20,681.71	20,375.02	27,000.00
6591 · Lock & Keys	0.00	0.00	552.64	400.00	500.00
6592 · Doors & Screens	285.89	125.00	924.01	1,125.00	1,500.00
6594 · A/C Filters	0.00	125.00	1,162.11	1,125.00	1,500.00
6599.1 · Misc- Maintenance	195.00	125.00	1,134.70	1,125.00	1,500.00
6599.2 · Equipment Rental	0.00	100.00	2,440.76	900.00	1,200.00
Total 6500 · Operating & Maintenance Ex...	26,157.83	35,101.61	302,383.46	335,715.17	443,170.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	0.00	46,417.47	50,000.00	100,000.00
6711 · Payroll Tax (FICA/MC)	874.04	1,583.33	14,410.24	14,250.01	19,000.00
6712 · FUTA/SUTA	0.00	133.33	219.62	1,200.01	1,600.00
6719 · Licenses & Permits	0.00	208.33	1,979.34	1,875.01	2,500.00
6720 · Property&Liability- Insurance	14,353.08	13,916.66	129,217.72	125,250.02	167,000.00
6722 · Workers Comp -Insurance	0.00	300.00	1,967.00	2,700.00	3,600.00
6723 · Employee Benefits	3,700.62	2,916.66	32,592.20	26,250.02	35,000.00
6724 · Penalties & Interest Expense	0.00		22.92		
Total 6700 · Taxes and Insurance	18,927.74	19,058.31	226,826.51	221,525.07	328,700.00
Total Expense	74,712.66	90,646.87	879,716.40	911,279.39	1,236,120.00
Net Ordinary Income	44,188.14	30,843.86	220,638.14	183,146.42	215,278.00
Net Income	44,188.14	30,843.86	220,638.14	183,146.42	215,278.00

