

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**
held on **Thursday, April 17, 2025**, at 8151 East Garfield Street, Scottsdale, Arizona, 85257 in
the Maintenance Building.

I. PROCEDURES

- a. Call to Order – President George Pool called the meeting to order at 6:09 p.m.
- b. Roll Call:
 - GM Jayson Hunt – present
 - Bldg. B-George Pool – present
 - Bldg. C-Maryana Scott – present
 - Bldg. D-Dan Free – present
 - Bldg. E-Jennifer Ward – present
 - Bldg. F-Colleen Domigan - present
 - Bldg. G-Ellie Jackson – present
 - Bldg. H-Trent Schneeberger - present
- c. Agenda. Motion made to correct the agenda to reflect George Pool as the President made by Dan, seconded by Trent; passed.
- d. Minutes from March 2025. Motion to approve was made by Ellie, seconded by Colleen. Passed.

II. REPORTS

- a. Manager's Report – see attached.
- b. Building Reports –
 - B. Nothing to report.
 - C. Nothing to report.
 - D. Nothing to report.
 - E. Requested some help to deal with member who is using manure as a fertilizer. Jayson said he will handle it.
 - F. Nothing to report.
 - G. Nothing to report.
 - H. Nothing to report.
- c. Treasurer's Report – Ellie Jackson, Treasurer. Report available in office.
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair
 - 1. Travis C. Zelesky, D201
 - 2. Enzo G. Mastrodicasa and Lillian Moffat, C6
 - 3. Cedrick Crespo, G208Motion to accept members made by Ellie, seconded by Maryana. Passed.

III. OLD BUSINESS

IV. NEW BUSINESS

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

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

- a. Reminder that pool gates **MUST** remain closed.
 - b. Apartment security doors can be replaced, \$100-110 each that member pays for; can be monthly payments.
 - c. Rust at the pool's fencing is being addressed. Looking at possibly replacing the pickets.
 - d. Recycling bins are gone. Items that were not allowed were continually put in them and fines were assessed to the property each time. There is a recycling center nearby and information will be put in the newsletter.
- V. **MEMBERS' FORUM** everything was discussed during new business.
- VI. **ADJOURNMENT.** Motion to adjourn was made by Jenn, seconded by George, and passed. Meeting adjourned at 6:59pm.

By: Jennifer Ward
Jennifer Ward, Secretary

Date: 3/27/25

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

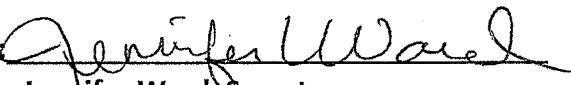
8151 E. GARFIELD ST.
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NOTICE IS HEREBY GIVEN that an Open Meeting of the Board of Directors of Consolidated Cooperatives of Scottsdale East, Inc. will be held on **Thursday, 15 May, 2025** at 6:00 p.m. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

An Executive meeting proceeds this Open Meeting.

AGENDA

- I. PROCEDURES**
 - a. Call to Order – President George Pool
 - b. Roll Call
 - c. Adopt Agenda
 - d. Approval of Minutes from 17 April 2025
- 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
- III. OLD BUSINESS**
 - a. Catwalk Painting
- IV. NEW BUSINESS**
 - a. Landscaping Proposal
 - b. No personal items outside in Common Area
 - c. Rules and Regs Review
- V. MEMBERS' FORUM**
- VI. ADJOURNMENT**

By: 
Jennifer Ward, Secretary

Date: 5/13/25

Manager's Report

May 15, 2025

The excavation for the electrical has begun at the west end of Buena Ventura and the new conduit lines are in and inspected. Backfilling will start tomorrow and continue through next week. The area will be cleaned up but no renovation will be occurring until after the new electrical panels are installed. There will still be a lot of work going on there with moving phone, irrigation and utilities to make room for the new boxes. We are planning on the job completion in the beginning of September. When it is completed, we will then renovate the landscaping and install new benches, rock, and shrubs.

I would like to thank the members for watering some areas while the irrigation system was being worked on. Most areas are up and running as should be so there will not be a need for members to continue watering the grass and trees. If the irrigation in an area is not working call the office and put in a work order like you would with any other issue. If maintenance sees repeated violations of this we will remove the water spicket that is being used. The Co-op's water bills in the summer are in the tens of thousands and we want to keep these as low as possible.

Maintenance is preparing the laundry room swamp coolers for the summer and all of them should be running as should be by the end of next week.

The dead washer in lower Edgewood has been replaced with a loaner until the new units arrive. C-Pec has informed me the new machines will be installed mid-June which is later than anticipated and why we had the bad machine replaced.

Tonight, the Board is deciding on the contractor to handle painting the new rails and this should start next week or the following week at the latest. I expect all rails to be painted by the end of June with the exception of Hollyhock which should just be getting finished and will be painted immediately.

Consolidated Cooperatives of Scottsdale East, Inc.

05/14/25

Balance Sheet

Accrual Basis

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	130,103.67
Total 1120 · Cash	130,103.67
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	100,109.44
Total 1300 · Capital Replacement Reserve	100,109.44
1300.1 · Emergency Reserve	
1312 · USBank MM - .45%	270,601.08
Total 1300.1 · Emergency Reserve	270,601.08
1300.2 · Member Deposits	
1380 · BMO CD (12/15/25 .03922%)	114,371.90
Total 1300.2 · Member Deposits	114,371.90
Total Checking/Savings	615,186.09
Accounts Receivable	
1130 · Member Accounts Receivable	42,582.67
Total Accounts Receivable	42,582.67
Other Current Assets	
1200 · Prepaid Expenses	
1285 · State Prepaid Tax	11,419.00
1291 · Workmens Comp Deposit - Arizona	3,559.50
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	17,478.50
1350 · Due from Bank-Fraud	285.00
Total Other Current Assets	17,763.50
Total Current Assets	675,532.26
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	
1510 · Deposit - Improvements	789,584.97
1800 · Origination Fee	1,500.00
Total Other Assets	791,084.97
TOTAL ASSETS	3,006,969.81

Consolidated Cooperatives of Scottsdale East, Inc.
Balance Sheet
 As of April 30, 2025

	Apr 30, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	32,405.74
2150 · Real Property Taxes - Accrued	46,417.47
2211 · Prepaid Member Carrying Charges	179,404.49
Total Accounts Payable	258,227.70
Other Current Liabilities	
2120 · Wages & Payroll Taxes Payable	6,079.26
2140 · Taxes Payable	
2141 · Federal Taxes Payable	-37,337.00
Total 2140 · Taxes Payable	-37,337.00
2191 · Member Deposits Held in Trust	105,300.00
2213 · Deferred Tax Liability	15,347.00
Total Other Current Liabilities	89,389.26
Total Current Liabilities	347,616.96
Long Term Liabilities	
2322 · N/P Western Alliance Bank	972,453.44
Total Long Term Liabilities	972,453.44
Total Liabilities	1,320,070.40
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	3,256,136.00
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	354,210.00
3243 · General Operating Reserve	256,950.00
3900 · Retained Earnings	-2,114,940.53
Net Income	-65,456.06
Total Equity	1,686,899.41
TOTAL LIABILITIES & EQUITY	3,006,969.81

Consolidated Cooperatives of Scottsdale East, Inc.

05/14/25

Profit & Loss Budget Performance

Accrual Basis

April 2025

	<u>Apr 25</u>	<u>Budget</u>	<u>Jan - Apr 25</u>	<u>YTD Budget</u>	<u>Annual Bu...</u>
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	119,939.00	120,232.00	479,815.00	480,928.00	1,442,784.00
5170 · Parking Permits	75.00	0.00	18,500.00	18,500.00	18,500.00
5190 · Locker Rental	1,425.00	1,402.00	5,715.00	5,656.00	17,000.00
Total 5100 · Rent Revenue	<u>121,439.00</u>	<u>121,634.00</u>	<u>504,030.00</u>	<u>505,084.00</u>	<u>1,478,284.00</u>
5401 · Interest Income	587.75	708.33	2,376.74	2,833.36	8,500.00
5900 · Other Revenue					
5910 · Laundry Income	2,920.80	791.66	5,874.30	3,166.72	9,500.00
5920 · NSF & Late Charges	694.00	666.66	3,380.00	2,666.72	8,000.00
5925 · Fines, Fees	0.00	25.00	0.00	100.00	300.00
5930 · Transfer Fees	0.00	625.00	0.00	2,500.00	7,500.00
5940 · Pet Fees	200.00	50.00	200.00	200.00	600.00
5950 · Service Repair Fees	192.00	500.00	1,868.00	2,000.00	6,000.00
5990 · Other Income	280.00	125.00	595.00	500.00	1,500.00
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	0.00
Total 5900 · Other Revenue	<u>4,286.80</u>	<u>2,783.32</u>	<u>11,917.30</u>	<u>11,133.44</u>	<u>33,400.00</u>
Total Income	<u>126,313.55</u>	<u>125,125.65</u>	<u>518,324.04</u>	<u>519,050.80</u>	<u>1,520,184.00</u>
Gross Profit	126,313.55	125,125.65	518,324.04	519,050.80	1,520,184.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	25.00	0.00	100.00	300.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	14,036.69	11,300.00	40,813.31	45,200.00	135,600.00
6310.2 · Holiday	186.08		1,116.48		
6310.3 · Vacation	186.08	0.00	1,302.56	0.00	0.00
6310.4 · Sick	0.00		186.08		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Por...	0.00	1,000.00	2,600.00	3,800.00	11,200.00
Total 6310 · Salaries & Wages - ...	<u>14,408.85</u>	<u>12,300.00</u>	<u>46,018.43</u>	<u>49,000.00</u>	<u>146,800.00</u>
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	125.00	596.22	500.00	1,500.00
6311.3 · Postage	0.00	0.00	292.00	400.00	500.00
Total 6311 · Supplies - Office	<u>0.00</u>	<u>125.00</u>	<u>888.22</u>	<u>900.00</u>	<u>2,000.00</u>
6312 · Computers Equip/Suppli...	21.60	166.66	86.40	666.72	2,000.00
6313 · Equip Maint Contracts	215.49	266.66	938.91	1,066.72	3,200.00
6341 · Legal	0.00	400.00	0.00	1,600.00	4,800.00
6350 · Audit & Accounting					
6351 · Accounting Services	633.00	833.33	5,493.00	3,333.36	10,000.00
6352 · Annual Audit Costs	0.00	20,000.00	0.00	20,000.00	20,000.00
6353 · Payroll Service Fee	386.24	420.00	2,030.47	1,680.00	5,040.00
6350 · Audit & Accounting - ...	0.00	0.00	0.00	0.00	0.00
Total 6350 · Audit & Accounting	<u>1,019.24</u>	<u>21,253.33</u>	<u>7,523.47</u>	<u>25,013.36</u>	<u>35,040.00</u>
6360 · Telephone/Cellular	599.60	275.00	1,208.60	1,100.00	3,300.00
6363 · Internet Contract	270.11	400.00	1,622.94	1,600.00	4,800.00
6391 · Bank Charges	0.00	62.50	0.00	250.00	750.00
6392 · Credit Checks	32.95	125.00	527.20	500.00	1,500.00
6397 · Dues/Education	0.00	25.00	0.00	100.00	300.00

Consolidated Cooperatives of Scottsdale East, Inc.

05/14/25

Profit & Loss Budget Performance

Accrual Basis

April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Bu...
6399 · Other					
6399.1 · Fuel/Mileage	0.00	15.00	0.00	60.00	180.00
6399.4 · Community Days	0.00	0.00	1,392.95	2,200.00	2,500.00
6399.5 · Misc Admin	0.00	100.00	402.67	360.00	1,000.00
Total 6399 · Other	0.00	115.00	1,795.62	2,620.00	3,680.00
Total 6300 · Administrative Expens...	16,567.84	35,539.15	60,609.79	84,516.80	208,470.00
6400 · Utilities Expense					
6450 · Electric	2,870.48	3,000.00	10,777.00	12,000.00	36,000.00
6451 · Water	7,903.01	7,600.00	25,626.62	30,400.00	91,200.00
6452 · Gas	1,615.65	1,850.00	10,901.12	7,400.00	22,200.00
6453 · Sewer	3,385.29	3,666.66	13,541.16	14,666.72	44,000.00
6454 · Trash	3,231.45	4,583.33	12,349.26	18,333.36	55,000.00
6455 · Envir/Taxes & Fees	760.52	800.00	2,553.85	3,200.00	9,600.00
Total 6400 · Utilities Expense	19,766.40	21,499.99	75,749.01	86,000.08	258,000.00
6500 · Operating & Maintenance E...					
6501 · Sales Tax Maintenance It...	118.70		551.34		
6502 · Building Maint/Improvem...	129.83	800.00	1,935.63	3,200.00	9,600.00
6503 · Temp Labor - Maintenance	0.00	0.00	0.00	0.00	0.00
6510 · Janitor- Laundry Rooms-...	0.00	0.00	0.00	0.00	0.00
6511 · Janitorial Supplies	145.23	125.00	901.82	500.00	1,500.00
6519 · Exterminating Contract	0.00	566.66	1,132.95	2,266.72	6,800.00
6535 · Fuel-Equipment	0.00	10.00	0.00	40.00	120.00
6536 · Plants&Supplies - Grounds	0.00	416.66	878.21	1,666.64	5,000.00
6537 · Contracts - Grounds	4,800.00	4,800.00	19,200.00	19,200.00	57,600.00
6538 · Sprinkler System - Groun...	0.00	300.00	7.96	1,200.00	3,600.00
6539 · Trees - Grounds	0.00	1,000.00	7,857.30	4,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	17,599.74	12,500.00	54,620.11	50,000.00	150,000.00
6540.2 · Holiday	408.16		3,568.96		
6540.3 · Vacation	0.00		300.00		
6540.4 · Sick	320.00		1,486.32		
Total 6540 · Payroll	18,327.90	12,500.00	59,975.39	50,000.00	150,000.00
6541 · Materials					
6541.2 · Signage	0.00	100.00	0.00	400.00	1,200.00
6541.5 · Hardware	50.15	50.00	106.00	200.00	600.00
6541.6 · Rehab	0.00	250.00	2,078.47	1,000.00	3,000.00
6541.7 · Rehab - Recoverable	12,385.41	0.00	39,335.02	0.00	0.00
Total 6541 · Materials	12,435.56	400.00	41,519.49	1,600.00	4,800.00
6542 · Capital Improvements					
6542.6 · Metal/Prep	40,000.00	0.00	71,500.00	0.00	0.00
6542.9 · Corridor Utilities	0.00	0.00	0.00	0.00	0.00
Total 6542 · Capital Improveme...	40,000.00	0.00	71,500.00	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	34,029.82	10,000.00	45,741.98	20,000.00	70,000.00
6545.3 · HVAC Parts	0.00	1,000.00	1,648.28	4,000.00	12,000.00
Total 6545 · HVAC	34,029.82	11,000.00	47,390.26	24,000.00	82,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	0.00	625.00	941.01	2,500.00	7,500.00
6547.3 · Parts for Pool	0.00	500.00	731.68	2,000.00	6,000.00
6547.4 · Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 · Permits	0.00	330.00	0.00	330.00	920.00
Total 6547 · Swimming Pools	0.00	1,455.00	2,050.79	4,830.00	14,420.00
6551 · Small Tools - Repairs	40.59	125.00	247.87	500.00	1,500.00
6555 · Electrical Supplies	0.00	333.33	236.16	1,333.36	4,000.00

Consolidated Cooperatives of Scottsdale East, Inc.

05/14/25

Profit & Loss Budget Performance

Accrual Basis

April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Bu...
6560 · Painting Costs					
6560.2 · Paint Supplies	261.67	208.33	2,316.66	833.36	2,500.00
Total 6560 · Painting Costs	261.67	208.33	2,316.66	833.36	2,500.00
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	100.00	0.00	400.00	1,200.00
Total 6570 · Vehicle	0.00	100.00	0.00	400.00	1,200.00
6580 · Plumbing					
6581 · Supplies - Plumbing	105.36	1,041.66	4,077.96	4,166.72	12,500.00
6583 · Hot H2O Htrs-Replace	1,365.84	1,000.00	4,429.19	4,000.00	12,000.00
6584 · Toilets - Replacements	0.00	125.00	0.00	500.00	1,500.00
Total 6580 · Plumbing	1,471.20	2,166.66	8,507.15	8,666.72	26,000.00
6591 · Lock & Keys	0.00	50.00	0.00	200.00	600.00
6592 · Doors & Screens	0.00	150.00	0.00	600.00	1,800.00
6594 · A/C Filters	0.00	125.00	454.45	500.00	1,500.00
6599.1 · Misc- Maintenance	0.00	100.00	0.00	400.00	1,200.00
6599.2 · Equipment Rental	310.00	0.00	465.00	0.00	0.00
Total 6500 · Operating & Maintena...	112,070.50	36,731.64	267,128.43	125,936.80	387,740.00
6700 · Taxes and Insurance					
6710 · Real Property	47,299.70	0.00	47,299.70	0.00	95,000.00
6711 · Payroll Tax (FICA/MC)	2,504.37	1,683.33	7,909.61	6,733.36	20,200.00
6712 · FUTA/SUTA	-4.17	25.00	272.32	100.00	300.00
6719 · Licenses & Permits	10.00	100.00	10.00	400.00	1,200.00
6720 · Property&Liability- Insura...	21,061.00	21,000.00	84,244.00	84,000.00	252,000.00
6722 · Workers Comp -Insurance	197.75	0.00	-1,582.00	0.00	2,750.00
6723 · Employee Benefits	3,870.68	3,500.00	15,482.72	14,000.00	42,000.00
6724 · Penalties & Interest Expe...	0.00	0.00	0.00	0.00	0.00
6726 · Insurance (E- Fire)	4,697.51		4,697.51		
6727 · Loan Interest	5,576.81	0.00	21,959.01	0.00	0.00
Total 6700 · Taxes and Insurance	85,213.65	26,308.33	180,292.87	105,233.36	413,450.00
Total Expense	233,618.39	120,079.11	583,780.10	401,687.04	1,267,660.00
Net Ordinary Income	-107,304.84	5,046.54	-65,456.06	117,363.76	252,524.00
Other Income/Expense					
Other Expense					
7300 · Loan Costs	0.00	8,817.78	0.00	35,271.12	105,813.36
Total Other Expense	0.00	8,817.78	0.00	35,271.12	105,813.36
Net Other Income	0.00	-8,817.78	0.00	-35,271.12	-105,813.36
Net Income	-107,304.84	-3,771.24	-65,456.06	82,092.64	146,710.64

