

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**
held on **Thursday, May 15, 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 6:03 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 amend the agenda made by Ellie, seconded by Trent. Passed.
- d. Minutes from April 2025. Motion to approve was made by Maryana, seconded by Dan. 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. Nothing to report.
 - F. Request regarding tree on corner; Jayson confirmed tree is coming out.
 - G. Loose light inside of G pool; Jayson confirmed we are waiting on parts.
 - H. Inside laundry room lights going in/out. Jayson will have lights checked out.
- c. Treasurer's Report – Ellie Jackson, Treasurer. Report available in office.
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair. Nothing to report.

III. OLD BUSINESS

- a. Catwalk Painting: Motion made to approve the bid from Gilbert's Painting to finish the painting and rust removal made by Jennifer, seconded by Ellie. Passed.
(It will take approximately 4 days per complex. Jayson approved them beginning set up at 6am as heat will be a factor)

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. Landscaping Proposal for a desert cactus garden in F at the corner of Garfield and 82nd. No expense to co-op, being done and supplied by co-op volunteers. (ES was notified to call 811 prior to starting and he indicated it would more than likely be a fall/winter project)
- b. NO PERSONAL PROPERTY outside in common area; more enforcement will be done. (please see your rules and regs and/or building rep for more specific information)
- c. Rules and Regs-looking at having them reviewed by a legal office who specifies in them. More information should be available at the next meeting. (The intent is to ensure the co-op covers itself regarding insurance and legalities)

V. **MEMBERS' FORUM**

- a. Mary McPherson, E13, more microphones are needed, audience can't hear board members.
- b. Alaina, E114, voiced her issues and concerns since 2014 such as golfcarts going across her bricks, paint on car, water on roof into windows, and Jayson needing time to talk with residents. Colleen addressed many of her concerns which included moving beyond incidents 10+ years ago, submitting work orders, and going to the E building rep for assistance.

VI. **ADJOURNMENT.** Motion to adjourn was made by Jenn, seconded by Ellie. Passed. Meeting adjourned at 6:58pm.

By:

Jennifer Ward
Jennifer Ward, Secretary

Date: 5/28/25

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

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
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**AGENDA OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**
held on **Thursday, June 26, 2025, 6:00p.m.** at 8151 East Garfield Street, Scottsdale, Arizona,
85257 in the Maintenance Building.

I. PROCEDURES

- a. Call to Order – President George Pool
- b. Roll Call:
- c. Agenda.
- d. Minutes from May 2025.

II. REPORTS

- a. Manager's Report – see attached.
- b. Building Reports –
- c. Treasurer's Report – Ellie Jackson, Treasurer.
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair.

III. OLD BUSINESS

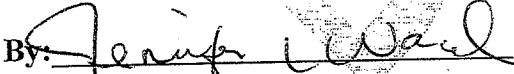
- a. Electrical Updates
- b. Rules & Regs

IV. NEW BUSINESS

- a. Display boxes

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: 
Jennifer Ward, Secretary

Date: 6/17/25

Manager's Report

June 26, 2025

The new washer and dryers have been installed in all the laundry rooms now. All laundry machines are coin operated and/OR PayRange app. If you don't want to hassle with always needing to get quarters all laundry rooms have instructions on downloading the app. Once the app is downloaded you will have to add a payment method and you will be set to use the machines without needing coins. If you are having problems with the system, feel free to contact the office during business hours.

Five of the complexes have had the railings painted and Fountain Bleu's will be painted next week and Hollyhock the following week. The balcony railings will just be painted as they are each done.

Electrical panels are still on track to start beginning of September and the electricians seem to be wanting to start as soon as the parts are in, which would be sooner, but I do not want to do the project while the temperatures are in the 100's

Remender to please call the office as early as possible if you think your A/C unit is not working properly. We would rather have a false call than to work on it at 4:00 pm.

Consolidated Cooperatives of Scottsdale East, Inc.
Balance Sheet
 As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	82,124.84
Total 1120 · Cash	82,124.84
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	100,167.24
Total 1300 · Capital Replacement Reserve	100,167.24
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	271,294.10
Total 1300.1 · Emergency Reserve	271,294.10
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	567,958.08
Accounts Receivable	
1130 · Member Accounts Receivable	47,629.67
Total Accounts Receivable	47,629.67
Other Current Assets	
1200 · Prepaid Expenses	
1285 · State Prepaid Tax	11,419.00
1291 · Workmens Comp Deposit - Arizona	536.75
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	14,455.75
1350 · Due from Bank-Fraud	561.73
Total Other Current Assets	15,017.48
Total Current Assets	630,605.23
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	577,084.06
1800 · Origination Fee	1,500.00
Total Other Assets	578,584.06
TOTAL ASSETS	2,749,541.87

1:14 PM

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of May 31, 2025

06/16/25

Accrual Basis

	<u>May 31, 25</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	21,792.73
2150 · Real Property Taxes - Accrued	46,417.47
2211 · Prepaid Member Carrying Charges	179,973.49
Total Accounts Payable	<u>248,183.69</u>
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	<u>-37,337.00</u>
2191 · Member Deposits Held in Trust	107,100.00
2213 · Deferred Tax Liability	15,347.00
Total Other Current Liabilities	<u>91,189.26</u>
Total Current Liabilities	<u>339,372.95</u>
Long Term Liabilities	
2322 · N/P Western Alliance Bank	963,984.16
Total Long Term Liabilities	<u>963,984.16</u>
Total Liabilities	<u>1,303,357.11</u>
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	-2,114,972.53
Net Income	-306,138.71
Total Equity	<u>1,446,184.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,749,541.87</u></u>

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

May 2025

06/16/25

Accrual Basis

	May 25	Budget	Jan - May 25	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	119,819.00	120,232.00	599,634.00	601,160.00	1,442,784.00
5170 · Parking Permits	25.00	0.00	18,525.00	18,500.00	18,500.00
5190 · Locker Rental	1,590.00	1,418.00	7,290.00	7,074.00	17,000.00
Total 5100 · Rent Revenue	121,434.00	121,650.00	625,449.00	626,734.00	1,478,284.00
5401 · Interest Income	1,106.97	708.33	3,562.65	3,541.69	8,500.00
5900 · Other Revenue					
5910 · Laundry Income	1,154.70	791.66	7,029.00	3,958.38	9,500.00
5920 · NSF & Late Charges	361.00	666.66	3,561.00	3,333.38	8,000.00
5925 · Fines, Fees	0.00	25.00	0.00	125.00	300.00
5930 · Transfer Fees	200.00	625.00	1,200.00	3,125.00	7,500.00
5940 · Pet Fees	0.00	50.00	200.00	250.00	600.00
5950 · Service Repair Fees	127.00	500.00	1,790.00	2,500.00	6,000.00
5990 · Other Income	0.00	125.00	595.00	625.00	1,500.00
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	0.00
Total 5900 · Other Revenue	1,842.70	2,783.32	14,375.00	13,916.76	33,400.00
Total Income	124,383.67	125,141.65	643,386.65	644,192.45	1,520,184.00
Gross Profit	124,383.67	125,141.65	643,386.65	644,192.45	1,520,184.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	25.00	0.00	125.00	300.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	9,609.77	11,300.00	50,423.08	56,500.00	135,600.00
6310.2 · Holiday	0.00		1,116.48		
6310.3 · Vacation	0.00	0.00	1,302.56	0.00	0.00
6310.4 · Sick	46.52		232.60		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	1,800.00	1,000.00	4,400.00	4,800.00	11,200.00
Total 6310 · Salaries & Wages - Off...	11,456.29	12,300.00	57,474.72	61,300.00	146,800.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	125.00	596.22	625.00	1,500.00
6311.3 · Postage	0.00	0.00	292.00	400.00	500.00
Total 6311 · Supplies - Office	0.00	125.00	888.22	1,025.00	2,000.00
6312 · Computers Equip/Supplies/...	21.60	166.66	108.00	833.38	2,000.00
6313 · Equip Maint Contracts	266.15	266.66	1,205.06	1,333.38	3,200.00
6341 · Legal	540.00	400.00	1,200.00	2,000.00	4,800.00
6350 · Audit & Accounting					
6351 · Accounting Services	900.00	833.33	6,393.00	4,166.69	10,000.00
6352 · Annual Audit Costs	0.00	0.00	0.00	20,000.00	20,000.00
6353 · Payroll Service Fee	382.78	420.00	2,413.25	2,100.00	5,040.00
6350 · Audit & Accounting - Other	0.00	0.00	0.00	0.00	0.00
Total 6350 · Audit & Accounting	1,282.78	1,253.33	8,806.25	26,266.69	35,040.00
6360 · Telephone/Cellular	298.10	275.00	1,506.70	1,375.00	3,300.00
6363 · Internet Contract	440.11	400.00	2,233.05	2,000.00	4,800.00
6391 · Bank Charges	0.00	62.50	0.00	312.50	750.00
6392 · Credit Checks	0.00	125.00	527.20	625.00	1,500.00
6397 · Dues/Education	0.00	25.00	0.00	125.00	300.00

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

May 2025

06/16/25

Accrual Basis

	May 25	Budget	Jan - May 25	YTD Budget	Annual Bu...
6399 - Other					
6399.1 - Fuel/Mileage	0.00	15.00	0.00	75.00	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	80.00	402.67	440.00	1,000.00
Total 6399 - Other	0.00	95.00	1,795.62	2,715.00	3,680.00
Total 6300 - Administrative Expenses	14,305.03	15,519.15	75,744.82	100,035.95	208,470.00
6400 - Utilities Expense					
6450 - Electric	3,010.49	3,000.00	13,787.49	15,000.00	36,000.00
6451 - Water	9,549.54	7,600.00	35,176.16	38,000.00	91,200.00
6452 - Gas	1,247.49	1,850.00	12,148.61	9,250.00	22,200.00
6453 - Sewer	3,385.29	3,666.66	16,926.45	18,333.38	44,000.00
6454 - Trash	4,218.69	4,583.33	16,567.95	22,916.69	55,000.00
6455 - Envir/Taxes & Fees	894.88	800.00	3,448.73	4,000.00	9,600.00
Total 6400 - Utilities Expense	22,306.38	21,499.99	98,055.39	107,500.07	258,000.00
6500 - Operating & Maintenance Expe...					
6501 - Sales Tax Maintenance Items	29.00		580.34		
6502 - Building Maint/Improvements	741.00	800.00	2,952.60	4,000.00	9,600.00
6503 - Temp Labor - Maintenance	0.00	0.00	0.00	0.00	0.00
6510 - Janitor- Laundry Rooms-Su...	0.00	0.00	0.00	0.00	0.00
6511 - Janitorial Supplies	0.00	125.00	1,292.13	625.00	1,500.00
6519 - Exterminating Contract	987.00	566.66	2,119.95	2,833.38	6,800.00
6535 - Fuel-Equipment	0.00	10.00	0.00	50.00	120.00
6536 - Plants&Supplies - Grounds	0.00	416.66	878.21	2,083.30	5,000.00
6537 - Contracts - Grounds	4,800.00	4,800.00	24,000.00	24,000.00	57,600.00
6538 - Sprinkler System - Grounds	329.13	300.00	337.09	1,500.00	3,600.00
6539 - Trees - Grounds	0.00	1,000.00	7,857.30	5,000.00	12,000.00
6540 - Payroll					
6540.1 - Wages	8,537.96	12,500.00	63,158.07	62,500.00	150,000.00
6540.2 - Holiday	1,240.80		4,809.76		
6540.3 - Vacation	0.00		300.00		
6540.4 - Sick	0.00		1,486.32		
Total 6540 - Payroll	9,778.76	12,500.00	69,754.15	62,500.00	150,000.00
6541 - Materials					
6541.2 - Signage	0.00	100.00	0.00	500.00	1,200.00
6541.5 - Hardware	6.09	50.00	112.09	250.00	600.00
6541.6 - Rehab	400.00	250.00	2,478.47	1,250.00	3,000.00
6541.7 - Rehab - Recoverable	4,785.68	0.00	49,212.14	0.00	0.00
Total 6541 - Materials	5,191.77	400.00	51,802.70	2,000.00	4,800.00
6542 - Capital Improvements					
6542.6 - Metal/Prep	35,350.00	0.00	106,850.00	0.00	0.00
6542.7 - Painting	8,405.60		8,405.60		
6542.9 - Corridor Utilities	0.00	0.00	0.00	0.00	0.00
6542 - Capital Improvements - O...	212,936.00		212,936.00		
Total 6542 - Capital Improvements	256,691.60	0.00	328,191.60	0.00	0.00
6545 - HVAC					
6545.1 - HVAC Replacements	8,369.10	0.00	54,111.08	20,000.00	70,000.00
6545.3 - HVAC Parts	2,520.04	1,000.00	4,168.32	5,000.00	12,000.00
Total 6545 - HVAC	10,889.14	1,000.00	58,279.40	25,000.00	82,000.00
6547 - Swimming Pools					
6547.2 - Chemicals - Pools	59.45	625.00	1,000.46	3,125.00	7,500.00
6547.3 - Parts for Pool	718.44	500.00	1,903.90	2,500.00	6,000.00
6547.4 - Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 - Permits	0.00	0.00	0.00	330.00	920.00
Total 6547 - Swimming Pools	777.89	1,125.00	3,282.46	5,955.00	14,420.00

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Bu...
6551 · Small Tools - Repairs	0.00	125.00	424.48	625.00	1,500.00
6555 · Electrical Supplies	0.00	333.33	236.16	1,666.69	4,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	239.13	208.33	2,555.79	1,041.69	2,500.00
Total 6560 · Painting Costs	239.13	208.33	2,555.79	1,041.69	2,500.00
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	100.00	0.00	500.00	1,200.00
Total 6570 · Vehicle	0.00	100.00	0.00	500.00	1,200.00
6580 · Plumbing					
6581 · Supplies - Plumbing	17.95	1,041.66	4,341.81	5,208.38	12,500.00
6583 · Hot H2O Htrs-Replace	0.00	1,000.00	4,429.19	5,000.00	12,000.00
6584 · Toilets - Replacements	0.00	125.00	0.00	625.00	1,500.00
Total 6580 · Plumbing	17.95	2,166.66	8,771.00	10,833.38	26,000.00
6591 · Lock & Keys	0.00	50.00	0.00	250.00	600.00
6592 · Doors & Screens	0.00	150.00	0.00	750.00	1,800.00
6594 · A/C Filters	0.00	125.00	454.45	625.00	1,500.00
6599.1 · Misc- Maintenance	0.00	100.00	0.00	500.00	1,200.00
6599.2 · Equipment Rental	763.00	0.00	1,228.00	0.00	0.00
Total 6500 · Operating & Maintenance...	291,235.37	26,401.64	564,997.81	152,338.44	387,740.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	47,500.00	47,299.70	47,500.00	95,000.00
6711 · Payroll Tax (FICA/MC)	1,486.79	1,683.33	9,396.40	8,416.69	20,200.00
6712 · FUTA/SUTA	9.75	25.00	282.07	125.00	300.00
6719 · Licenses & Permits	0.00	100.00	10.00	500.00	1,200.00
6720 · Property&Liability- Insurance	21,061.00	21,000.00	105,305.00	105,000.00	252,000.00
6722 · Workers Comp -Insurance	197.75	0.00	988.75	0.00	2,750.00
6723 · Employee Benefits	3,870.68	3,500.00	19,353.40	17,500.00	42,000.00
6724 · Penalties & Interest Expense	0.00	0.00	0.00	0.00	0.00
6727 · Loan Interest	5,348.50	0.00	27,307.51	0.00	0.00
Total 6700 · Taxes and Insurance	31,974.47	73,808.33	209,942.83	179,041.69	413,450.00
Total Expense	359,821.25	137,229.11	948,740.85	538,916.15	1,267,660.00
Net Ordinary Income	-235,437.58	-12,087.46	-305,354.20	105,276.30	252,524.00
Other Income/Expense					
Other Expense					
7200 · Miscellaneous Expense	1,000.00		1,000.00		
7300 · Loan Costs	0.00	8,817.78	0.00	44,088.90	105,813.36
Total Other Expense	1,000.00	8,817.78	1,000.00	44,088.90	105,813.36
Net Other Income	-1,000.00	-8,817.78	-1,000.00	-44,088.90	-105,813.36
Net Income	-236,437.58	-20,905.24	-306,354.20	61,187.40	146,710.64

