

**MINUTES 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 called meeting to order at 6:08pm.
- b. Roll Call:

GM Jayson Hunt – present	Bldg. E-Jennifer Ward – present
Bldg. B-George Pool – present	Bldg. F-Colleen Domigan - present
Bldg. C-Maryana Scott – present	Bldg. G-Ellie Jackson – present
Bldg. D-Dan Free – present	Bldg. H-Trent Schneeberger - absent
- c. Agenda. Motion made to approve the agenda made by Colleen, seconded by Dan. Passed.
- d. Minutes from May 2025. Motion made to approve the agenda made by Colleen, seconded by Ellie. 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. Thank you to those who attended the E bldg. residents meeting. More to come about E potluck in November.
 - F. Laundry room improvements notices, residents are happy.
- c. Treasurer's Report – Ellie Jackson, Treasurer, see attached.
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair.
 1. Mia Maldonado, H16 (Member)
 2. Dorian Meredith, C113 (occupant)
 3. Douglas Carlton (Member) and Carol Rohrman (occupant), D117

III. OLD BUSINESS

- a. Electrical Updates-discussed during Manager's Report
- b. Rules & Regs. Motion made to allow CHDB Law to review our Rules and Regs for the amount of \$1,500-\$2,500 by Dan, seconded by Ellie. Passed

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

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

*Mary and Jane given copies of the 2025/26 Draft Rules and Regs. More will be discussed once they are final and will be presented to membership at a board meeting.

IV. NEW BUSINESS

- a. Display boxes, tabled.

V. MEMBERS' FORUM

- a. Ed, C213, who is assigned Rules and Regs? Jenn replied that the board started it last year and then a committee finished. Ed stated that the painting looks great. And asked about hoses being on the back planters.
- b. Jane, G11, she has been cleaning her display box and it looks great. She cleaned them with a degreaser.
- c. Alice, H207, What are we doing with the pond? Jayson stated that we are researching for a liner replacement. It's in the works, but will most likely be a fall project due to manning and heat. Where the walls are painted white there is black on them. Jayson reminded everyone that the welding/painting project is not finished yet.
- d. Dee, G209, reminded everyone to have dogs on a leash and that the coyotes are out and have been seen amongst our buildings.

- VI. ADJOURNMENT.** Motion to adjourn at 6:47pm made by Jenn, seconded by Colleen. Passed.

By: _____

Jennifer Ward, Secretary

Date:

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

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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, September 18, 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 June 26, 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
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair
 1. Drew Ann Sherwood, D1
 2. Deanna Haggard, C110
 3. Judy O'Neil, H209
 4. John Rooney, H208
 5. Deborah Cleland, E116
 6. Jennifer Jackson, E116

III. OLD BUSINESS

IV. NEW BUSINESS

- a. Delinquencies and penalties
- b. Temp Hires
- c. Apartment balcony railing painting
- d. Electrical updates
- e. Oktoberfest, 18 Oct, 1:00
- f. Co-op fee increase for 2026

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: _____
Jennifer Ward, Secretary

Date:

Manager's Report

September 18th, 2025

The installation of the new meter boxes is fast approaching and will likely begin in 3-4 weeks. Next week, Simple Electric will be installing one of the meter boxes with the disconnect box on the west end of the B townhouses. No member's power will be turned off for this. This is to have City of Scottsdale and SRP look at the finished layout and make sure all parties are satisfied with finished plan before any units are disconnected. We will have at least two weeks' notice before members power will be disconnected but that two weeks is approaching fast, so be prepared. I suggest you plan for power to be off for 24-36 hours. If it's done quicker, great, but prepare for the worst and hope for the best. The corporation will not be held liable for displacement or food during this project. If you feel you will not be able to stay in your unit during this process, be sure to make arraignments for yourself and any pets. We are hoping for cooler weather but it appears it will still be in the high nineties at the time. If you have questions regarding the project, please contact the office.

The railings for the apartment balconies have been built and are awaiting painting. As soon as they are painted maintenance will start installing them. If you have ANYTHING attached to your existing railing, please remove it to avoid damage. Once we start installing it should take 3-4 days per complex to get them completed. They are going to be painted on the basketball court and installation will begin in H and work towards B.

Fee Increase Proposal

1 2 3 4 5 6 7 8 9 10

Type	Sq Foot	2025 Price per sq ft	2025 fee	2026 Price per sq ft	Increase to \$0.46	2026 fee w/increase	Increase to \$0.48	2026 fee @ \$0.48	Increase to \$0.50	2026 fee @ \$0.50
Studio	530	\$ 0.46	\$ 244.00	\$ 0.46		\$ 244.00	\$ 14.40	\$ 254.40	\$ 21.00	\$ 265.00
1BR	634	\$ 0.46	\$ 293.00	\$ 0.46		\$ 293.00	\$ 11.32	\$ 304.32	\$ 24.00	\$ 317.00
2BR	773	\$ 0.46	\$ 356.00	\$ 0.46		\$ 356.00	\$ 15.04	\$ 371.04	\$ 30.50	\$ 386.50
TH2	860	\$ 0.43	\$ 370.00	\$ 0.46	\$26	\$ 396.00	\$ 42.80	\$ 412.80	\$ 60.00	\$ 430.00
TH3	957	\$ 0.42	\$ 402.00	\$ 0.46	\$38	\$ 440.00	\$ 57.36	\$ 459.36	\$ 76.50	\$ 478.50

1. Type of structure
2. Square foot of structure
3. 2025 fee
4. 2026 price per sq ft
5. cost to increase to \$0.46
6. 2026 proposed fee
7. cost to increase to \$0.48
8. 2026 proposed fee
9. cost to increase to \$0.50
10. 2026 proposed fee

Fee Increase Proposal

Type	Sq Foot	2025 Price per sq ft	2025 fee	2026 Price per sq ft	Increase to \$0.46	2026 fee w/increase	Increase to \$0.47	2026 fee @ \$0.47				
Studio	530	\$ 0.46	\$ 244.00	\$ 0.46		\$ 244.00	\$ 5.30	\$ 249.30				
1BR	634	\$ 0.46	\$ 293.00	\$ 0.46		\$ 293.00	\$ 6.34	\$ 299.34				
2BR	773	\$ 0.46	\$ 356.00	\$ 0.46		\$ 356.00	\$ 7.73	\$ 363.73				
TH2	860	\$ 0.43	\$ 370.00	\$ 0.46	\$ 26	\$ 396.00						
TH3	957	\$ 0.42	\$ 402.00	\$ 0.46	\$ 38	\$ 440.00						

1. Type of structure
2. Square foot of structure
3. 2025 fee
4. 2026 price per sq ft
5. cost to increase to \$0.46
6. 2026 proposed fee
7. cost to increase to \$0.47
8. 2026 proposed fee

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of August 31, 2025

09/15/25

Accrual Basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	20,677.07
Total 1120 · Cash	20,677.07
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	100,419.92
Total 1300 · Capital Replacement Reserve	100,419.92
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	273,412.10
Total 1300.1 · Emergency Reserve	273,412.10
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	508,880.99
Accounts Receivable	
1130 · Member Accounts Receivable	70,279.67
Total Accounts Receivable	70,279.67
Other Current Assets	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	3,500.00
1285 · State Prepaid Tax	11,419.00
1291 · Workmens Comp Deposit - Arizona	141.25
1295 · Prepaid Payroll	8,395.96
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	25,956.21
1350 · Due from Bank-Fraud	285.00
Total Other Current Assets	26,241.21
Total Current Assets	605,401.87
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	578,539.86
1800 · Origination Fee	1,500.00
Total Other Assets	580,039.86
TOTAL ASSETS	2,725,794.31

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

	Aug 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	31,868.12
2150 · Real Property Taxes - Accrued	46,417.47
2211 · Prepaid Member Carrying Charges	165,871.24
Total Accounts Payable	244,156.83
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	106,500.00
2213 · Deferred Tax Liability	15,347.00
Total Other Current Liabilities	90,589.26
Total Current Liabilities	334,746.09
Long Term Liabilities	
2322 · N/P Western Alliance Bank	938,649.64
Total Long Term Liabilities	938,649.64
Total Liabilities	1,273,395.73
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	-2,114,972.53
Net Income	-299,924.89
Total Equity	1,452,398.58
TOTAL LIABILITIES & EQUITY	2,725,794.31

Consolidated Cooperatives of Scottsdale East, Inc.

09/15/25

Profit & Loss Budget Performance

Accrual Basis

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	119,832.00	120,232.00	953,011.00	961,856.00	1,442,784.00
5170 · Parking Permits	0.00	0.00	18,630.00	18,500.00	18,500.00
5190 · Locker Rental	1,560.00	1,418.00	11,970.00	11,328.00	17,000.00
Total 5100 · Rent Revenue	121,392.00	121,650.00	983,611.00	991,684.00	1,478,284.00
5401 · Interest Income	808.27	708.33	7,389.13	5,666.68	8,500.00
5900 · Other Revenue					
5910 · Laundry Income	1,022.81	791.66	9,534.35	6,333.36	9,500.00
5920 · NSF & Late Charges	491.00	666.66	5,784.00	5,333.36	8,000.00
5925 · Fines, Fees	0.00	25.00	0.00	200.00	300.00
5930 · Transfer Fees	0.00	625.00	1,600.00	5,000.00	7,500.00
5940 · Pet Fees	0.00	50.00	300.00	400.00	600.00
5950 · Service Repair Fees	402.00	500.00	3,943.00	4,000.00	6,000.00
5990 · Other Income	70.00	125.00	665.00	1,000.00	1,500.00
5991 · Recovered Legal Fees	0.00		27,000.00		
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	0.00
Total 5900 · Other Revenue	1,985.81	2,783.32	48,826.35	22,266.72	33,400.00
Total Income	124,186.08	125,141.65	1,039,826.48	1,019,617.40	1,520,184.00
Gross Profit	124,186.08	125,141.65	1,039,826.48	1,019,617.40	1,520,184.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	25.00	0.00	200.00	300.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	9,164.15	11,300.00	78,138.19	90,400.00	135,600.00
6310.2 · Holiday	0.00		1,688.64		
6310.3 · Vacation	1,000.00	0.00	2,688.64	0.00	0.00
6310.4 · Sick	0.00		418.68		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	800.00	1,000.00	7,000.00	7,600.00	11,200.00
Total 6310 · Salaries & Wages - Of...	10,964.15	12,300.00	89,934.15	98,000.00	146,800.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	125.00	596.22	1,000.00	1,500.00
6311.3 · Postage	0.00	100.00	292.00	500.00	500.00
Total 6311 · Supplies - Office	0.00	225.00	888.22	1,500.00	2,000.00
6312 · Computers Equip/Supplies/...	21.59	166.66	172.78	1,333.36	2,000.00
6313 · Equip Maint Contracts	237.50	266.66	1,873.43	2,133.36	3,200.00
6341 · Legal	0.00	400.00	1,391.75	3,200.00	4,800.00
6350 · Audit & Accounting					
6351 · Accounting Services	1,200.00	833.33	9,729.00	6,666.68	10,000.00
6352 · Annual Audit Costs	7,900.00	0.00	7,900.00	20,000.00	20,000.00
6353 · Payroll Service Fee	597.39	420.00	3,778.75	3,360.00	5,040.00
6350 · Audit & Accounting - Ot...	0.00	0.00	0.00	0.00	0.00
Total 6350 · Audit & Accounting	9,697.39	1,253.33	21,407.75	30,026.68	35,040.00
6360 · Telephone/Cellular	857.34	275.00	2,971.04	2,200.00	3,300.00
6363 · Internet Contract	439.99	400.00	3,823.37	3,200.00	4,800.00
6391 · Bank Charges	95.00	62.50	95.00	500.00	750.00
6392 · Credit Checks	164.75	125.00	889.65	1,000.00	1,500.00
6397 · Dues/Education	0.00	25.00	0.00	200.00	300.00

Consolidated Cooperatives of Scottsdale East, Inc.

09/15/25

Profit & Loss Budget Performance

Accrual Basis

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Bu...
6399 · Other					
6399.1 · Fuel/Mileage	0.00	15.00	0.00	120.00	180.00
6399.4 · Community Days	0.00	300.00	1,392.95	2,500.00	2,500.00
6399.5 · Misc Admin	0.00	80.00	402.67	680.00	1,000.00
Total 6399 · Other	0.00	395.00	1,795.62	3,300.00	3,680.00
Total 6300 · Administrative Expenses	22,477.71	15,919.15	125,242.76	146,793.40	208,470.00
6400 · Utilities Expense					
6450 · Electric	3,231.49	3,000.00	23,905.43	24,000.00	36,000.00
6451 · Water	9,927.07	7,600.00	65,637.66	60,800.00	91,200.00
6452 · Gas	420.91	1,850.00	13,709.22	14,800.00	22,200.00
6453 · Sewer	3,520.65	3,666.66	27,289.03	29,333.36	44,000.00
6454 · Trash	4,192.00	4,583.33	29,140.03	36,666.68	55,000.00
6455 · Envir/Taxes & Fees	921.28	800.00	6,271.28	6,400.00	9,600.00
Total 6400 · Utilities Expense	22,213.40	21,499.99	165,952.65	172,000.04	258,000.00
6500 · Operating & Maintenance Exp...					
6501 · Sales Tax Maintenance Items	51.51		631.85		
6502 · Building Maint/Improvement	214.43	800.00	4,597.72	6,400.00	9,600.00
6503 · Temp Labor - Maintenance	10,560.00	0.00	21,740.12	0.00	0.00
6510 · Janitor- Laundry Rooms-Su...	0.00	0.00	0.00	0.00	0.00
6511 · Janitorial Supplies	71.31	125.00	1,613.69	1,000.00	1,500.00
6519 · Exterminating Contract	0.00	566.66	2,517.95	4,533.36	6,800.00
6535 · Fuel-Equipment	0.00	10.00	0.00	80.00	120.00
6536 · Plants&Supplies - Grounds	0.00	416.66	1,195.30	3,333.36	5,000.00
6537 · Contracts - Grounds	4,800.00	4,800.00	38,400.00	38,400.00	57,600.00
6538 · Sprinkler System - Grounds	40.12	300.00	842.19	2,400.00	3,600.00
6539 · Trees - Grounds	5,300.00	1,000.00	13,157.30	8,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	10,588.15	12,500.00	93,288.72	100,000.00	150,000.00
6540.2 · Holiday	0.00		6,060.72		
6540.3 · Vacation	0.00		300.00		
6540.4 · Sick	0.00		1,914.48		
Total 6540 · Payroll	10,588.15	12,500.00	101,563.92	100,000.00	150,000.00
6541 · Materials					
6541.2 · Signage	0.00	100.00	0.00	800.00	1,200.00
6541.5 · Hardware	224.56	50.00	441.92	400.00	600.00
6541.6 · Rehab	0.00	250.00	3,053.47	2,000.00	3,000.00
6541.7 · Rehab - Recoverable	0.00	0.00	49,033.18	0.00	0.00
6541 · Materials - Other	0.00		17.26		
Total 6541 · Materials	224.56	400.00	52,545.83	3,200.00	4,800.00
6542 · Capital Improvements					
6542.6 · Metal/Prep	0.00	0.00	141,850.60	0.00	0.00
6542.7 · Painting	20,000.00		32,605.60		
6542.9 · Corridor Utilities	0.00	0.00	0.00	0.00	0.00
6542 · Capital Improvements - ...	0.00		212,936.00		
Total 6542 · Capital Improvements	20,000.00	0.00	387,392.20	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	10,000.00	71,343.90	40,000.00	70,000.00
6545.3 · HVAC Parts	0.00	1,000.00	6,011.32	8,000.00	12,000.00
Total 6545 · HVAC	0.00	11,000.00	77,355.22	48,000.00	82,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	0.00	625.00	2,768.88	5,000.00	7,500.00
6547.3 · Parts for Pool	0.00	500.00	2,922.96	4,000.00	6,000.00
6547.4 · Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 · Permits	270.00	270.00	860.00	600.00	920.00
Total 6547 · Swimming Pools	270.00	1,395.00	6,929.94	9,600.00	14,420.00

Consolidated Cooperatives of Scottsdale East, Inc.

09/15/25

Profit & Loss Budget Performance

Accrual Basis

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Bu...
6551 · Small Tools - Repairs	0.00	125.00	424.48	1,000.00	1,500.00
6555 · Electrical Supplies	0.00	333.33	236.16	2,666.68	4,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	169.29	208.33	2,890.17	1,666.68	2,500.00
Total 6560 · Painting Costs	169.29	208.33	2,890.17	1,666.68	2,500.00
6570 · Vehicle					
6571 · Vehicles - Repairs	85.00	100.00	85.00	800.00	1,200.00
Total 6570 · Vehicle	85.00	100.00	85.00	800.00	1,200.00
6580 · Plumbing					
6581 · Supplies - Plumbing	1,065.97	1,041.66	9,124.56	8,333.36	12,500.00
6583 · Hot H2O Htrs-Replace	0.00	1,000.00	6,125.36	8,000.00	12,000.00
6584 · Toilets - Replacements	2,403.31	125.00	2,403.31	1,000.00	1,500.00
Total 6580 · Plumbing	3,469.28	2,166.66	17,653.23	17,333.36	26,000.00
6591 · Lock & Keys	0.00	50.00	253.77	400.00	600.00
6592 · Doors & Screens	0.00	150.00	2,636.52	1,200.00	1,800.00
6594 · A/C Filters	270.93	125.00	1,202.76	1,000.00	1,500.00
6599.1 · Misc- Maintenance	1,324.56	100.00	1,756.56	800.00	1,200.00
6599.2 · Equipment Rental	815.68	0.00	2,466.56	0.00	0.00
Total 6500 · Operating & Maintenanc...	58,254.82	36,671.64	740,088.44	251,813.44	387,740.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	0.00	47,299.70	47,500.00	95,000.00
6711 · Payroll Tax (FICA/MC)	1,587.55	1,683.33	14,114.10	13,466.68	20,200.00
6712 · FUTA/SUTA	0.15	25.00	294.70	200.00	300.00
6719 · Licenses & Permits	0.00	100.00	1,495.00	800.00	1,200.00
6720 · Property&Liability- Insurance	21,061.00	21,000.00	168,488.00	168,000.00	252,000.00
6722 · Workers Comp -Insurance	0.00	0.00	1,384.25	0.00	2,750.00
6723 · Employee Benefits	3,870.68	3,500.00	30,965.44	28,000.00	42,000.00
6724 · Penalties & Interest Expense	0.00	0.00	0.00	0.00	0.00
6727 · Loan Interest	5,382.60	0.00	43,426.33	0.00	0.00
Total 6700 · Taxes and Insurance	31,901.98	26,308.33	307,467.52	257,966.68	413,450.00
Total Expense	134,847.91	100,399.11	1,338,751.37	828,573.56	1,267,660.00
Net Ordinary Income	-10,661.83	24,742.54	-298,924.89	191,043.84	252,524.00
Other Income/Expense					
Other Expense					
7200 · Miscellaneous Expense	0.00		1,000.00		
7300 · Loan Costs	0.00	8,817.78	0.00	70,542.24	105,813.36
Total Other Expense	0.00	8,817.78	1,000.00	70,542.24	105,813.36
Net Other Income	0.00	-8,817.78	-1,000.00	-70,542.24	-105,813.36
Net Income	-10,661.83	15,924.76	-299,924.89	120,501.60	146,710.64