

**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, ~~September~~ October 16, 2025**, at 6:00 p.m. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

An Executive meeting preceded this Open Meeting.

AGENDA

I. PROCEDURES

- a. Call to Order – President George Pool
- b. Roll Call
- c. Adopt Agenda
- d. Approval of Minutes from September 18, 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

III. OLD BUSINESS

- a. Oktoberfest, 18 Oct, 1:00

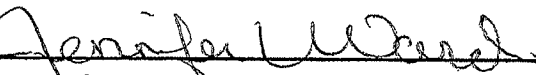
IV. NEW BUSINESS

- a. Co-Op Insurance Deductible Increase

V. MEMBERS' FORUM

VI. ADJOURNMENT

By:


Jennifer Ward, Secretary

Date: 10/15/2025

Manager's Report

October 16, 2025

The electrical panel project began last week and so far, is going smoothly. The Buena Ventura phase will take five weeks. When Camelback begins the goal will be one building per week. SRP has a lot to do with the scheduling of the job and has been excellent so far so hopefully we are doing a building a week without any pauses in between the buildings. If all goes well, we should be all done by April.

We just turned on the Granite Reef pool heater but Desert Stars needs to be replaced. Leslie's commercial will have one here next week. Should only be a one day installed and will be running immediately so pool will be up to temperature by next weekend. The pools, with the exception of Granite Reef are around 78 degrees.

The balcony rail painting began today. As the rails are completed we will start installing them beginning with Hollyhock. Judging by the speed they are being painted it looks like they will finish them in just over a week and we should be able to install one complex per week. They will not be installing into the old holes so there will be a little paint touch up and block repair as the are installed

Don't forget about the Oktoberfest this weekend on the Camelback green. It begins at 1:00pm. The Co-op will be supplying brats, hot dogs, and beverages. This is a potluck so please bring your favorite dish! There will be Karaoke, horse shoes, corn-hole, and bingo. Everyone is welcome and bring a friend!

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**
held on Thursday, September 18, 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 6:03pm.
- 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 - absent
- c. Agenda. Motion made to approve the agenda made by Maryana, seconded by Ellie. Passed.
- d. Minutes from June 26, 2025. Motion made to approve the agenda made by Colleen, seconded by Dan. Passed.

II. REPORTS

- a. Manager's Report – see attached.
- b. Building Reports –
 - B. Nothing to report
 - C. Yvonne is remodeling the plants, it looks good.
 - D. Nothing to report
 - E. Nothing to report
 - F. Pigeons have returned, will be a constant battle.
 - G. Nothing to report
 - F. Nothing to report
 - G. Nothing to report
 - H. Nothing to report
- c. Treasurer's Report – Ellie Jackson, Treasurer, available in the office.
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair.
 1. Drew Ann Sherwood, D1, occupant
 2. Deanna Haggard, C110, member
 3. Judy O'Neil, H209, member
 4. John Rooney, H208, member
 5. Deborah Cleland, E116, member, sale pending
 6. Jennifer Jackson, E116, member, sale pending

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III. **OLD BUSINESS**

- a. Less expensive display cases have been found. Lights will need to be added.

IV. **NEW BUSINESS**

- a. Temp Hires: Jayson let everyone know the costs of hiring online can be upwards of \$1,100 per month. It's safer and more cost-effective to hire them through Express Employment. The first 520 hours they are temp hires.
- b. Apartment balcony railing painting. Motion made by Jennifer to allow the balcony railing painting to go ahead. Estimated cost is \$20,000. Seconded by Colleen. Passed
- c. Electrical updates- see managers' report.
- d. Oktoberfest, 18 Oct, at 1:00 at the Camelback Greens. Events include corn hole, horseshoes, and karaoke. Coop will be providing braats and beverages. Potluck sign up will be in the office on 1 October.
- e. There will be a limited number of bags for children which include bubbles, card games, and candy
- f. Co-op fee increase for 2026. 2- and 3-bedroom townhomes will be increased to our goal of \$0.46 per square foot. All remaining units will increase by \$0.01 per square foot. Effective 1 January 2026.

V. **MEMBERS' FORUM**

- a. Chris, B203: Mentioned dead trees on Hayden, for sale signs, and grocery bags hanging off balconies. Jayson said dead growth has been removed. Coop spent \$12,000 this month. We are waiting for cooler temperatures to continue. For sale signs will be looked at and straightened up. Jayson will address grocery bags.

- VI. **ADJOURNMENT**: Motion to adjourn at 6:36 pm made by Jenn, seconded by Dan. Passed.

By: Jennifer Ward
Jennifer Ward, Secretary

Date: 9/29/25

Consolidated Cooperatives of Scottsdale East, Inc.
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	120,376.00	120,232.00	1,074,399.00	1,082,088.00	1,442,784.00
5170 · Parking Permits	35.00	0.00	18,665.00	18,500.00	18,500.00
5190 · Locker Rental	1,560.00	1,418.00	13,530.00	12,746.00	17,000.00
Total 5100 · Rent Revenue	121,971.00	121,650.00	1,106,594.00	1,113,334.00	1,478,284.00
5401 · Interest Income	788.05	708.33	8,177.18	6,375.01	8,500.00
5900 · Other Revenue					
5910 · Laundry Income	283.69	791.66	7,893.04	7,125.02	9,500.00
5920 · NSF & Late Charges	507.00	666.66	6,291.00	6,000.02	8,000.00
5925 · Fines, Fees	150.00	25.00	150.00	225.00	300.00
5930 · Transfer Fees	600.00	625.00	2,600.00	5,625.00	7,500.00
5940 · Pet Fees	0.00	50.00	300.00	450.00	600.00
5950 · Service Repair Fees	106.00	500.00	4,049.00	4,500.00	6,000.00
5990 · Other Income	280.00	125.00	945.00	1,125.00	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	1,926.69	2,783.32	49,228.04	25,050.04	33,400.00
Total Income	124,685.74	125,141.65	1,163,999.22	1,144,759.05	1,520,184.00
Gross Profit	124,685.74	125,141.65	1,163,999.22	1,144,759.05	1,520,184.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	25.00	0.00	225.00	300.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	14,886.85	11,300.00	93,025.04	101,700.00	135,600.00
6310.2 · Holiday	200.00		1,888.64		
6310.3 · Vacation	0.00	0.00	2,688.64	0.00	0.00
6310.4 · Sick	200.00		618.68		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	0.00	800.00	7,800.00	8,400.00	11,200.00
Total 6310 · Salaries & Wages - Off...	15,286.85	12,100.00	106,021.00	110,100.00	146,800.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	125.00	596.22	1,125.00	1,500.00
6311.3 · Postage	0.00	0.00	292.00	500.00	500.00
Total 6311 · Supplies - Office	0.00	125.00	888.22	1,625.00	2,000.00
6312 · Computers Equip/Supplies/...	21.59	166.66	194.37	1,500.02	2,000.00
6313 · Equip Maint Contracts	215.38	266.66	2,088.81	2,400.02	3,200.00
6341 · Legal	3,549.52	400.00	4,972.77	3,600.00	4,800.00
6350 · Audit & Accounting					
6351 · Accounting Services	2,525.00	833.33	9,877.00	7,500.01	10,000.00
6352 · Annual Audit Costs	0.00	0.00	7,900.00	20,000.00	20,000.00
6353 · Payroll Service Fee	398.26	420.00	4,177.01	3,780.00	5,040.00
6350 · Audit & Accounting - Other	0.00	0.00	0.00	0.00	0.00
Total 6350 · Audit & Accounting	2,923.26	1,253.33	21,954.01	31,280.01	35,040.00
6360 · Telephone/Cellular	0.00	275.00	2,971.04	2,475.00	3,300.00
6363 · Internet Contract	202.26	400.00	4,025.63	3,600.00	4,800.00
6391 · Bank Charges	95.00	62.50	190.00	562.50	750.00
6392 · Credit Checks	0.00	125.00	889.65	1,125.00	1,500.00
6397 · Dues/Education	0.00	25.00	0.00	225.00	300.00
6399 · Other					
6399.1 · Fuel/Mileage	0.00	15.00	0.00	135.00	180.00
6399.4 · Community Days	150.00	0.00	1,542.95	2,500.00	2,500.00
6399.5 · Misc Admin	0.00	80.00	402.67	760.00	1,000.00
Total 6399 · Other	150.00	95.00	1,945.62	3,395.00	3,680.00

Consolidated Cooperatives of Scottsdale East, Inc.

10/15/25

Profit & Loss Budget Performance

Accrual Basis

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Bu...
Total 6300 · Administrative Expenses	22,443.86	15,319.15	146,141.12	162,112.55	208,470.00
6400 · Utilities Expense					
6450 · Electric	3,152.86	3,000.00	27,614.22	27,000.00	36,000.00
6451 · Water	10,508.54	7,600.00	75,734.29	68,400.00	91,200.00
6452 · Gas	447.92	1,850.00	11,973.57	16,650.00	22,200.00
6453 · Sewer	3,520.65	3,666.66	30,591.27	33,000.02	44,000.00
6454 · Trash	4,167.84	4,583.33	33,307.87	41,250.01	55,000.00
6455 · Envir/Taxes & Fees	968.45	800.00	7,198.66	7,200.00	9,600.00
Total 6400 · Utilities Expense	22,766.26	21,499.99	186,419.88	193,500.03	258,000.00
6500 · Operating & Maintenance Expe...					
6501 · Sales Tax Maintenance Items	0.00		631.85		
6502 · Building Maint/Improvements	1,043.29	800.00	5,641.01	7,200.00	9,600.00
6503 · Temp Labor - Maintenance	0.00	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	0.00	125.00	1,613.69	1,125.00	1,500.00
6519 · Exterminating Contract	199.00	566.66	2,915.95	5,100.02	6,800.00
6535 · Fuel-Equipment	0.00	10.00	0.00	90.00	120.00
6536 · Plants&Supplies - Grounds	0.00	416.66	1,195.30	3,750.02	5,000.00
6537 · Contracts - Grounds	4,800.00	4,800.00	43,200.00	43,200.00	57,600.00
6538 · Sprinkler System - Grounds	268.78	300.00	1,110.97	2,700.00	3,600.00
6539 · Trees - Grounds	0.00	1,000.00	13,157.30	9,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	12,402.14	12,500.00	105,690.86	112,500.00	150,000.00
6540.2 · Holiday	434.64		6,495.36		
6540.3 · Vacation	1,274.28		1,574.28		
6540.4 · Sick	925.53		2,840.01		
Total 6540 · Payroll	15,036.59	12,500.00	116,600.51	112,500.00	150,000.00
6541 · Materials					
6541.2 · Signage	0.00	100.00	0.00	900.00	1,200.00
6541.5 · Hardware	0.00	50.00	441.92	450.00	600.00
6541.6 · Rehab	500.00	250.00	3,553.47	2,250.00	3,000.00
6541.7 · Rehab - Recoverable	171.45	0.00	49,204.63	0.00	0.00
6541 · Materials - Other	0.00		17.26		
Total 6541 · Materials	671.45	400.00	53,217.28	3,600.00	4,800.00
6542 · Capital Improvements					
6542.6 · Metal/Prep	26,750.00	0.00	168,600.60	0.00	0.00
6542.7 · Painting	0.00		32,605.60		
6542.9 · Corridor Utilities	0.00	0.00	0.00	0.00	0.00
6542 · Capital Improvements - O...	0.00		212,936.00		
Total 6542 · Capital Improvements	26,750.00	0.00	414,142.20	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	0.00	71,440.91	40,000.00	70,000.00
6545.3 · HVAC Parts	1,266.05	1,000.00	8,273.14	9,000.00	12,000.00
Total 6545 · HVAC	1,266.05	1,000.00	79,714.05	49,000.00	82,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	906.91	625.00	4,499.98	5,625.00	7,500.00
6547.3 · Parts for Pool	231.04	500.00	3,430.18	4,500.00	6,000.00
6547.4 · Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 · Permits	0.00	0.00	860.00	600.00	920.00
Total 6547 · Swimming Pools	1,137.95	1,125.00	9,168.26	10,725.00	14,420.00
6551 · Small Tools - Repairs	0.00	125.00	424.48	1,125.00	1,500.00
6555 · Electrical Supplies	0.00	333.33	236.16	3,000.01	4,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	0.00	208.33	2,890.17	1,875.01	2,500.00
Total 6560 · Painting Costs	0.00	208.33	2,890.17	1,875.01	2,500.00

Consolidated Cooperatives of Scottsdale East, Inc.

10/15/25

Profit & Loss Budget Performance

Accrual Basis

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Bu...
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	100.00	85.00	900.00	1,200.00
Total 6570 · Vehicle	0.00	100.00	85.00	900.00	1,200.00
6580 · Plumbing					
6581 · Supplies - Plumbing	0.00	1,041.66	9,124.56	9,375.02	12,500.00
6583 · Hot H2O Htrs-Replace	0.00	1,000.00	6,125.36	9,000.00	12,000.00
6584 · Toilets - Replacements	0.00	125.00	2,403.31	1,125.00	1,500.00
Total 6580 · Plumbing	0.00	2,166.66	17,653.23	19,500.02	26,000.00
6591 · Lock & Keys	0.00	50.00	253.77	450.00	600.00
6592 · Doors & Screens	0.00	150.00	2,636.52	1,350.00	1,800.00
6594 · A/C Filters	0.00	125.00	1,202.76	1,125.00	1,500.00
6599.1 · Misc- Maintenance	0.00	100.00	1,756.56	900.00	1,200.00
6599.2 · Equipment Rental	148.21	0.00	2,614.77	0.00	0.00
Total 6500 · Operating & Maintenance...	51,321.32	26,401.64	793,801.91	278,215.08	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)	2,319.73	1,683.33	16,433.83	15,150.01	20,200.00
6712 · FUTA/SUTA	6.14	25.00	300.84	225.00	300.00
6719 · Licenses & Permits	660.18	100.00	2,155.18	900.00	1,200.00
6720 · Property&Liability- Insurance	21,061.00	21,000.00	189,549.00	189,000.00	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	34,836.12	31,500.00	42,000.00
6724 · Penalties & Interest Expense	0.00	0.00	0.00	0.00	0.00
6727 · Loan Interest	5,334.65	0.00	48,760.98	0.00	0.00
Total 6700 · Taxes and Insurance	33,252.38	26,308.33	340,719.90	284,275.01	413,450.00
Total Expense	129,783.82	89,529.11	1,467,082.81	918,102.67	1,267,660.00
Net Ordinary Income	-5,098.08	35,612.54	-303,083.59	226,656.38	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	79,360.02	105,813.36
Total Other Expense	0.00	8,817.78	1,000.00	79,360.02	105,813.36
Net Other Income	0.00	-8,817.78	-1,000.00	-79,360.02	-105,813.36
Net Income	-5,098.08	26,794.76	-304,083.59	147,296.36	146,710.64

Fee Increase Proposal

1 2 3 4 5 6 7 8

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.

10/15/25

Balance Sheet

Accrual Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	39,413.85
Total 1120 · Cash	39,413.85
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	100,502.46
Total 1300 · Capital Replacement Reserve	100,502.46
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	223,642.10
Total 1300.1 · Emergency Reserve	223,642.10
1300.2 · Member Deposits	
1380 · BMO CD (12/15/25 .03922%)	114,948.28
Total 1300.2 · Member Deposits	114,948.28
Total Checking/Savings	478,506.69
Accounts Receivable	
1130 · Member Accounts Receivable	75,418.00
Total Accounts Receivable	75,418.00
Other Current Assets	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	4,461.00
1285 · State Prepaid Tax	5,393.00
1291 · Workmens Comp Deposit - Arizona	-56.50
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	12,297.50
Total Other Current Assets	12,297.50
Total Current Assets	566,222.19
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	2,432,730.45
1425 · Building Equipment	759,455.15
1461 · Furniture	15,602.00
1481 · Vehicle and Maintenance Equip	10,119.33
4121 · Buildings - Accum Depn	-5,157,205.51
Total 1400 · FIXED ASSETS	1,418,078.77
Total Fixed Assets	1,418,078.77
Other Assets	
1510 · Deposit - Improvements-Bank	579,015.37
1520 · Deposits-Improvement	264,364.57
1800 · Origination Fee	1,500.00
1840 · Loan Fees	6,786.00
1841 · Accumulated Amortization	-46.03
1850 · Operating Lease Assets, net	14,685.00
1860 · Current portion of operating le	-4,841.00
1870 · Accum Amortization - Operating	-3,212.00
Total Other Assets	858,251.91

1:05 PM
 10/15/25
 Accrual Basis

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

	Sep 30, 25
TOTAL ASSETS	2,842,552.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	34,096.16
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	142,933.57
Total Accounts Payable	224,329.43
Other Current Liabilities	
2090 · Operating Lease obligations, ne	6,878.00
2120 · Wages & Payroll Taxes Payable	9,238.10
2191 · Member Deposits Held in Trust	108,000.00
2213 · Deferred Tax Liability	-177,000.00
Total Other Current Liabilities	-52,883.90
Total Current Liabilities	171,445.53
Long Term Liabilities	
2322 · N/P Western Alliance Bank	930,166.51
Total Long Term Liabilities	930,166.51
Total Liabilities	1,101,612.04
Equity	
3100 · Owner Equity	
3121 · Common Stock - 350 shares	350.00
3131 · Treasury Stock @ Cost 1share	-10,000.00
3241 · Additional Paid-in capital	3,265,787.00
Total 3100 · Owner Equity	3,256,137.00
3240 · Funded Reserve Costs	
3240.1 · Reserve for Replacements	52,376.00
3240.2 · Gen Op Reserve	2,341.00
Total 3240 · Funded Reserve Costs	54,717.00
3243 · General Operating Reserve	266,100.00
3900 · Retained Earnings	-1,531,929.58
Net Income	-304,083.59
Total Equity	1,740,940.83
TOTAL LIABILITIES & EQUITY	2,842,552.87