

**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, November 20, 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 October 16, 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
 - i. Sign up for long term budget committee in office
- d. Committee Reports:
 - i. Membership Committee – Ellie Jackson, Chair

III. OLD BUSINESS

- a. Oktoberfest final report
- b. Co-Op Insurance

IV. NEW BUSINESS

- a. Co-Op Community Facebook Page
- b. Ability to put property into a Living Trust
- c. Rules & Regs changes for 2026

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: _____

Jennifer Ward, Secretary

Date: 11/18/2025

Manager's Report

November 11th, 2025

The electrical project is starting to move faster and smoother as it progresses. Camelback is the first complex to do a complete building in one week and of course it rains pretty heavy. Fortunately, even with the problems the job was finished in the scheduled time. There will be no work on the project next week due to Thanksgiving and the following week work will resume on the C townhouses then the middle C building. From there the plan is to move to Desert Star. We will continue to notify the members as we get closer to starting your building.

The board has been considering closing some of the pools this winter to save on the expenses. I haven't researched what all will be involved with this in long term but know it won't be an issue doing for thirty days. So, I propose we close the five unheated pools for one billing cycle and see just how much money it is actually going to save the Co-op and then see if it's a worthwhile idea. The billing cycle is from the 11th to the 10th, so I wouldn't do this until Dec. 10th

We have begun installing the balcony railings but the rain is slowing us down a little. They should all be finished within a couple weeks and we will get as many as possible done before Thanksgiving. The rails are all being installed before the old holes are filled and painted. Some of the deck holes were filled and just left unpainted to prevent the rain water from getting into the decks. This is not the final product; they will return and finish these. Overall, I love the appearance of the new railing.

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**MINUTES OF OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC.**

held Thursday, October 16, 2025, at 6:00p.m. at 8151 East Garfield Street, Maintenance Building, Scottsdale, AZ 85257.

I. Procedures

- A. Call to Order at 6:05 by President George Pool.
- 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. Adopt Agenda. Motion made by Ellie, seconded by Colleen. Passed.
- D. Approval of Minutes from September 18, 2025. Motion made by Ellie, seconded by Maryana. Passed

II. REPORTS

- A. Manager's Report
- B. Building Reports
 - B. Nothing to report
 - C. Nothing to report
 - D. Nothing to report
 - E. Nothing to report
 - F. Nothing to report
 - G. Dog poop not being picked up is still an issue. Will be addressed in newsletter
 - H. Nothing to report
- C. Treasurer's Report- available in the office
- D. Committee Reports:
 - i. Membership Committee - nothing to report
 - ii. Landscaping Committee – Carol is starting the committee again, sign up will be in the office.

III. OLD BUSINESS

- A. OKTOBERFEST, 18 Oct, 1:00pm. Camelview Green. Potluck sign up is in the office. Bingo, Karaoke, Cornhole and bags for kids.

IV. NEW BUSINESS

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A. Co-op Insurance deductible increase was discussed. Current deductible is \$5,000 and needs to be increased to reduce the annual rate. Motion was made by Jennifer to price insurance with deductibles up to \$50,000. Ellie seconded; passed.

V. MEMBER'S FORUM

VI. Ed, C213. Balcony railings are being replaced. Mosquitoes are an issue, suggest ensuring there are no water puddles. Jayson confirmed that ants were already hit by pest control. Covers over pools were recommended, however, Jayson stated that because they pools are considered commercial property they have to be seals and that is not an available option right now due to cost. Board will discuss closing/locking at the next meeting.

VII. ADJOURN. Motion to adjourn at 6:26 made by Jennifer, seconded by Colleen.
Passed

By: _____

Date: _____

Jennifer Ward, Secretary

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1120 - Cash	
1122.0 - Chase Checking	38,001.32
Total 1120 - Cash	38,001.32
1300 - Capital Replacement Reserve	
1309.5 - Alliance MM 0.25%	100,587.82
Total 1300 - Capital Replacement Reserve	100,587.82
1300.1 - Emergency Reserve	
1312 - USBank MM - 2.71%	223,749.38
Total 1300.1 - Emergency Reserve	223,749.38
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	477,286.80
Accounts Receivable	
1130 - Member Accounts Receivable	75,861.50
Total Accounts Receivable	75,861.50
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	2,074.42
1200 - Prepaid Expenses - Other	2,500.00
Total 1200 - Prepaid Expenses	14,428.42
1499 - Undeposited Receipts	6,225.00
Total Other Current Assets	20,653.42
Total Current Assets	573,801.72
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 Deprn	-5,157,205.51
Total 1400 - FIXED ASSETS	1,418,078.77
Total Fixed Assets	1,418,078.77

1:26 PM

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of October 31, 2025

11/18/25

Accrual Basis

	Oct 31, 25
Other Assets	
1510 · Deposit - Improvements-Bank	488,203.13
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	767,439.67
TOTAL ASSETS	2,759,320.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	33,211.49
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	130,588.99
Total Accounts Payable	211,100.18
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	107,100.00
2213 · Deferred Tax Liability	-177,000.00
Total Other Current Liabilities	-53,783.90
Total Current Liabilities	157,316.28
Long Term Liabilities	
2322 · N/P Western Alliance Bank	921,464.65
Total Long Term Liabilities	921,464.65
Total Liabilities	1,078,780.93
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	-364,485.19
Total Equity	1,680,539.23
TOTAL LIABILITIES & EQUITY	2,759,320.16

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	119,939.00	120,232.00	1,193,333.00	1,202,320.00	1,442,784.00
5170 · Parking Permits	-180.00	0.00	18,485.00	18,500.00	18,500.00
5190 · Locker Rental	1,560.00	1,418.00	14,970.00	14,164.00	17,000.00
Total 5100 · Rent Revenue	121,319.00	121,650.00	1,226,788.00	1,234,984.00	1,478,284.00
5400 · Interest Income	692.97	708.33	8,816.58	7,083.34	8,500.00
5900 · Other Revenue					
5910 · Laundry Income	742.81	791.66	8,635.85	7,916.68	9,500.00
5920 · NSF & Late Charges	578.00	666.66	6,869.00	6,666.68	8,000.00
5925 · Fines, Fees	0.00	25.00	150.00	250.00	300.00
5930 · Transfer Fees	200.00	625.00	3,200.00	6,250.00	7,500.00
5940 · Pet Fees	100.00	50.00	400.00	500.00	600.00
5950 · Service Repair Fees	0.00	500.00	4,049.00	5,000.00	6,000.00
5990 · Other Income	0.00	125.00	945.00	1,250.00	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	1,620.81	2,783.32	51,248.85	27,833.36	33,400.00
Total Income	123,632.78	125,141.65	1,286,853.43	1,269,900.70	1,520,184.00
Gross Profit	123,632.78	125,141.65	1,286,853.43	1,269,900.70	1,520,184.00
Expense					
6300 · Administrative Expenses					
6309 · Advertising	0.00	25.00	0.00	250.00	300.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	9,114.15	11,300.00	102,139.19	113,000.00	135,600.00
6310.2 · Holiday	0.00		1,888.64		
6310.3 · Vacation	1,000.00	0.00	3,688.64	0.00	0.00
6310.4 · Sick	0.00		618.68		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	1,000.00	1,000.00	8,800.00	9,400.00	11,200.00
Total 6310 · Salaries & Wages - Offi...	11,114.15	12,300.00	117,135.15	122,400.00	146,800.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	125.00	596.22	1,250.00	1,500.00
6311.3 · Postage	14.94	0.00	306.94	500.00	500.00
Total 6311 · Supplies - Office	14.94	125.00	903.16	1,750.00	2,000.00
6312 · Computers Equip/Supplies/...	21.59	166.66	215.96	1,666.68	2,000.00
6313 · Equip Maint Contracts	215.38	266.66	2,304.19	2,666.68	3,200.00
6341 · Legal	0.00	400.00	4,972.77	4,000.00	4,800.00
6350 · Audit & Accounting					
6351 · Accounting Services	1,200.00	833.33	11,077.00	8,333.34	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	4,575.27	4,200.00	5,040.00
6350 · Audit & Accounting - Other	0.00	0.00	0.00	0.00	0.00
Total 6350 · Audit & Accounting	1,598.26	1,253.33	23,552.27	32,533.34	35,040.00
6360 · Telephone/Cellular	238.83	275.00	3,209.87	2,750.00	3,300.00
6363 · Internet Contract	170.00	400.00	4,195.63	4,000.00	4,800.00
6391 · Bank Charges	95.05	62.50	285.05	625.00	750.00
6392 · Credit Checks	98.85	125.00	988.50	1,250.00	1,500.00
6397 · Dues/Education	0.00	25.00	0.00	250.00	300.00

1:25 PM

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

October 2025

11/18/25

Accrual Basis

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Bu...
6399 · Other					
6399.1 · Fuel/Mileage	0.00	15.00	0.00	150.00	180.00
6399.4 · Community Days	530.64	0.00	2,073.59	2,500.00	2,500.00
6399.5 · Misc Admin	0.00	80.00	402.67	840.00	1,000.00
Total 6399 · Other	530.64	95.00	2,476.26	3,490.00	3,680.00
Total 6300 · Administrative Expenses	14,097.69	15,519.15	160,238.81	177,631.70	208,470.00
6400 · Utilities Expense					
6450 · Electric	2,818.63	3,000.00	30,432.85	30,000.00	36,000.00
6451 · Water	7,480.58	7,600.00	83,214.87	76,000.00	91,200.00
6452 · Gas	2,126.97	1,850.00	14,100.54	18,500.00	22,200.00
6453 · Sewer	3,520.65	3,666.66	34,111.92	36,666.68	44,000.00
6454 · Trash	4,174.70	4,583.33	37,482.57	45,833.34	55,000.00
6455 · Envir/Taxes & Fees	722.93	800.00	7,921.59	8,000.00	9,600.00
Total 6400 · Utilities Expense	20,844.46	21,499.99	207,264.34	215,000.02	258,000.00
6500 · Operating & Maintenance Expe...					
6501 · Sales Tax Maintenance Items	29.00		660.85		
6502 · Building Maint/Improvements	265.17	800.00	5,906.18	8,000.00	9,600.00
6503 · Temp Labor - Maintenance	5,115.00	0.00	24,215.12	0.00	0.00
6510 · Janitor- Laundry Rooms-Su...	0.00	0.00	0.00	0.00	0.00
6511 · Janitorial Supplies	227.82	125.00	1,841.51	1,250.00	1,500.00
6519 · Exterminating Contract	0.00	566.66	2,915.95	5,666.68	6,800.00
6535 · Fuel-Equipment	0.00	10.00	0.00	100.00	120.00
6536 · Plants&Supplies - Grounds	0.00	416.66	1,195.30	4,166.68	5,000.00
6537 · Contracts - Grounds	4,800.00	4,800.00	48,000.00	48,000.00	57,600.00
6538 · Sprinkler System - Grounds	0.00	300.00	1,110.97	3,000.00	3,600.00
6539 · Trees - Grounds	0.00	1,000.00	13,157.30	10,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	10,861.66	12,500.00	116,552.52	125,000.00	150,000.00
6540.2 · Holiday	0.00		6,495.36		
6540.3 · Vacation	0.00		1,574.28		
6540.4 · Sick	192.00		3,032.01		
Total 6540 · Payroll	11,053.66	12,500.00	127,654.17	125,000.00	150,000.00
6541 · Materials					
6541.2 · Signage	0.00	100.00	0.00	1,000.00	1,200.00
6541.3 · Appliance	63.06		63.06		
6541.5 · Hardware	0.00	50.00	441.92	500.00	600.00
6541.6 · Rehab	219.52	250.00	3,772.99	2,500.00	3,000.00
6541.7 · Rehab - Recoverable	136.68	0.00	49,341.31	0.00	0.00
6541 · Materials - Other	0.00		17.26		
Total 6541 · Materials	419.26	400.00	53,636.54	4,000.00	4,800.00
6542 · Capital Improvements					
6542.6 · Metal/Prep	0.00	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...	91,259.00		304,195.00		
Total 6542 · Capital Improvements	91,259.00	0.00	505,401.20	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	10,000.00	71,440.91	50,000.00	70,000.00
6545.3 · HVAC Parts	112.04	1,000.00	8,385.18	10,000.00	12,000.00
Total 6545 · HVAC	112.04	11,000.00	79,826.09	60,000.00	82,000.00

Consolidated Cooperatives of Scottsdale East, Inc.

11/18/25

Profit & Loss Budget Performance

Accrual Basis

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Bu...
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	0.00	625.00	4,499.98	6,250.00	7,500.00
6547.3 · Parts for Pool	4,429.03	500.00	7,859.21	5,000.00	6,000.00
6547.4 · Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 · Permits	270.00	0.00	1,130.00	600.00	920.00
Total 6547 · Swimming Pools	4,699.03	1,125.00	13,867.29	11,850.00	14,420.00
6551 · Small Tools - Repairs	38.87	125.00	463.35	1,250.00	1,500.00
6555 · Electrical Supplies	0.00	333.33	236.16	3,333.34	4,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	0.00	208.33	2,890.17	2,083.34	2,500.00
Total 6560 · Painting Costs	0.00	208.33	2,890.17	2,083.34	2,500.00
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	100.00	85.00	1,000.00	1,200.00
Total 6570 · Vehicle	0.00	100.00	85.00	1,000.00	1,200.00
6580 · Plumbing					
6581 · Supplies - Plumbing	515.62	1,041.66	9,640.18	10,416.68	12,500.00
6583 · Hot H2O Htrs-Replace	627.06	1,000.00	6,752.42	10,000.00	12,000.00
6584 · Toilets - Replacements	0.00	125.00	2,403.31	1,250.00	1,500.00
Total 6580 · Plumbing	1,142.68	2,166.66	18,795.91	21,666.68	26,000.00
6591 · Lock & Keys	0.00	50.00	253.77	500.00	600.00
6592 · Doors & Screens	373.11	150.00	3,009.63	1,500.00	1,800.00
6594 · A/C Filters	0.00	125.00	1,202.76	1,250.00	1,500.00
6599.1 · Misc- Maintenance	0.00	100.00	1,756.56	1,000.00	1,200.00
6599.2 · Equipment Rental	0.00	0.00	2,206.93	0.00	0.00
Total 6500 · Operating & Maintenance ...	119,534.64	36,401.64	910,288.71	314,616.72	387,740.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	47,500.00	47,299.70	95,000.00	95,000.00
6711 · Payroll Tax (FICA/MC)	1,619.34	1,683.33	18,053.17	16,833.34	20,200.00
6712 · FUTA/SUTA	27.84	25.00	328.68	250.00	300.00
6719 · Licenses & Permits	0.00	100.00	2,155.18	1,000.00	1,200.00
6720 · Property&Liability- Insurance	21,061.00	21,000.00	210,610.00	210,000.00	252,000.00
6722 · Workers Comp -Insurance	132.08	2,750.00	1,516.33	2,750.00	2,750.00
6723 · Employee Benefits	3,870.68	3,500.00	38,706.80	35,000.00	42,000.00
6724 · Penalties & Interest Expense	0.00	0.00	0.00	0.00	0.00
6727 · Loan Interest	5,115.92	0.00	53,876.90	0.00	0.00
Total 6700 · Taxes and Insurance	31,826.86	76,558.33	372,546.76	360,833.34	413,450.00
Total Expense	186,303.65	149,979.11	1,650,338.62	1,068,081.78	1,267,660.00
Net Ordinary Income	-62,670.87	-24,837.46	-363,485.19	201,818.92	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	88,177.80	105,813.36
Total Other Expense	0.00	8,817.78	1,000.00	88,177.80	105,813.36
Net Other Income	0.00	-8,817.78	-1,000.00	-88,177.80	-105,813.36
Net Income	-62,670.87	-33,655.24	-364,485.19	113,641.12	146,710.64

Manager's Addendum

November 20, 2025

A member has submitted a formal request for an Agenda Item for the Annual Member's Meeting. He is requesting the by-laws be changed to allow for the membership to be able to be held in a living trust instead of the member's name. There are many financial benefits to this and possibly negatives also. I am proposing that a committee be formed to investigate pros and cons, by-law requirements, and anything else that may be related to this endeavor. We also have a few things in the by-laws that need to be changed due to legal changes over the last fifty years. Seeing as the by-laws would have to change for the trust idea, it would be the ideal time to address all by-law issues.