

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

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

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF  
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**  
held on Thursday, January 15, 2026, 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 6:05pm.
- 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 – absent	Bldg. G-Ellie Jackson – present
Bldg. D-Dan Free – present	Bldg. H-Trent Schneeberger – present
- c. Agenda. Motion made to approve the agenda made by Colleen, seconded by Dan. Passed.
- d. Minutes from December 18, 2025. Motion made to approve minutes with adding “Motion to approve membership” to Membership Committee made by Colleen, seconded by Trent. 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. Landscaping Committee will be meeting Saturday 17 January 2026 at 10am at the E pool.
  - F. Working with pigeons. Netting is being fixed. Effort is being made
  - G. A few townhomes need clips put on the front.
  - H. 3 parking lights are out along Roosevelt (639, 640, and 650). Pond update provided, will be done when we have the time and money. 2<sup>nd</sup> floor dryers, please don’t overload.
- c. Treasurer’s Report – Ellie Jackson, Treasurer, available in the office.
- d. Committee Reports:
  - i. Membership Committee – Ellie Jackson, Chair.
  - ii. Landscaping Committee – Carol will be discussing with Jayson in the near future. Next meeting, 17 Jan, 10:00am, E Pool.

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**III. OLD BUSINESS**

- a. Rules & Regs tabled. A few corrections/additions are needed.

**IV. NEW BUSINESS**

- a. Laundry Rooms. The laundry rooms are not private. They are not to be used for throwing garbage away. As a reminder, individuals are responsible for cleaning the dryer lint filters, removing dog hair, and are not to be drying clothes in there.

**V. MEMBERS' FORUM**

- Dee S., G209. Good things are that issues are being reported and maintenance is taking care of it.

**VI. ADJOURNMENT.** Motion to adjourn at 7:17pm made by Jenn, seconded by Dan.  
Passed.

**By:** \_\_\_\_\_  
Jennifer Ward, Secretary

**Date:**

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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, February 19, 2026** 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 January 15, 2026.

**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. Diaun Cobb, B101, member
    - 2. Richard Large, D114, occupant
- e. Landscaping Committee

**III. OLD BUSINESS**

- a. Updated Rules & Regulations

**IV. NEW BUSINESS**

- a. Stop feeding pigeons
- b. Budget Approval

**V. MEMBERS' FORUM**

**VI. ADJOURNMENT**

By: \_\_\_\_\_  
Jennifer Ward, Secretary

Date: 2/19/2026

# Manager's Report

February 19<sup>th</sup>, 2026

The majority of the rails have been installed and we are down to only a few that need deck work done or welding. The laundry rooms and studios all need welding to install these rails. These will all be addressed over the next month.

Electric project is still going and going well. We got pushed back one week but are still on track to finish first week of May. Hopefully the weather will not be unbearably hot by then.

We will also begin prepping all the pools for the summer swim season. We will be replacing a lot of the furniture this year due to weathering age. As usual, please do not leave pool toys or swim gear in the pool areas. If it is found to be left for an extended amount of time it will be removed by maintenance.

The Co-op is already beginning to replenish the reserves and should be in a good position to start working on the parking lots next year. Our focus this year is going to be cleaning up some landscape areas and general building maintenance.

Remember, we need ballot counters for the annual meeting and please sign up for the potluck. The Annual Members meeting is March 14<sup>th</sup> this year.

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Balance Sheet**  
 As of January 31, 2026

	<u>Jan 31, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1120 · Cash	
1122.0 · Chase Checking	159,371.23
Total 1120 · Cash	<u>159,371.23</u>
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	100,841.57
Total 1300 · Capital Replacement Reserve	100,841.57
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	224,185.02
Total 1300.1 · Emergency Reserve	<u>224,185.02</u>
1300.2 · Member Deposits	
1380 · BMO CD (12/15/26 .0995%)	119,330.47
Total 1300.2 · Member Deposits	<u>119,330.47</u>
<b>Total Checking/Savings</b>	<u>603,728.29</u>
<b>Accounts Receivable</b>	
1130 · Member Accounts Receivable	53,459.23
<b>Total Accounts Receivable</b>	<u>53,459.23</u>
<b>Other Current Assets</b>	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	9,500.00
1285 · State Prepaid Tax	5,393.00
1291 · Workmens Comp Deposit - Arizona	1,507.98
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	<u>18,900.98</u>
1310 · Employee Advance	350.00
<b>Total Other Current Assets</b>	<u>19,250.98</u>
<b>Total Current Assets</b>	<u>676,438.50</u>
<b>Fixed Assets</b>	
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
<b>Total 1400 · FIXED ASSETS</b>	<u>1,418,078.77</u>
<b>Total Fixed Assets</b>	<u>1,418,078.77</u>

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Balance Sheet**  
As of January 31, 2026

	Jan 31, 26
<b>Other Assets</b>	
1510 · Deposit - Improvements-Bank	306,738.14
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
<b>Total Other Assets</b>	585,974.68
<b>TOTAL ASSETS</b>	2,680,491.95
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2110 · Accounts Payable - Trade	36,473.61
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	199,809.47
<b>Total Accounts Payable</b>	283,582.78
<b>Other Current Liabilities</b>	
2090 · Operating Lease obligations, ne	6,878.00
2120 · Wages & Payroll Taxes Payable	9,238.10
2191 · Member Deposits Held in Trust	109,200.00
2213 · Deferred Tax Liability	-177,000.00
<b>Total Other Current Liabilities</b>	-51,683.90
<b>Total Current Liabilities</b>	231,898.88
<b>Long Term Liabilities</b>	
2322 · N/P Western Alliance Bank	895,410.55
<b>Total Long Term Liabilities</b>	895,410.55
<b>Total Liabilities</b>	1,127,309.43
<b>Equity</b>	
<b>3100 · Owner Equity</b>	
3121 · Common Stock - 350 shares	350.00
3131 · Treasury Stock @ Cost 1share	-10,000.00
3241 · Additional Paid-in capital	3,265,787.00
<b>Total 3100 · Owner Equity</b>	3,256,137.00
<b>3240 · Funded Reserve Costs</b>	
3240.1 · Reserve for Replacements	52,376.00
3240.2 · Gen Op Reserve	2,341.00
<b>Total 3240 · Funded Reserve Costs</b>	54,717.00
3243 · General Operating Reserve	266,100.00
3900 · Retained Earnings	-1,982,748.17
Net Income	-41,023.31
<b>Total Equity</b>	1,553,182.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	2,680,491.95

## Consolidated Cooperatives of Scottsdale East, Inc.

02/19/26

## Profit &amp; Loss Budget Performance

Accrual Basis

January 2026

	Jan 26	Budget	Jan 26	YTD Bud...	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
5100 · Rent Revenue					
5120 · Member Carrying Charges	125,722.00	125,790.00	125,722.00	125,790.00	1,509,480.00
5170 · Parking Permits	17,600.00	17,975.00	17,600.00	17,975.00	18,695.00
5190 · Locker Rental	1,530.00	1,425.00	1,530.00	1,425.00	17,100.00
<b>Total 5100 · Rent Revenue</b>	<b>144,852.00</b>	<b>145,190.00</b>	<b>144,852.00</b>	<b>145,190.00</b>	<b>1,545,275.00</b>
5401 · Interest Income	518.59	1,200.00	518.59	1,200.00	14,400.00
<b>5900 · Other Revenue</b>					
5910 · Laundry Income	492.65	900.00	492.65	900.00	10,800.00
5920 · NSF & Late Charges	760.00	1,025.00	760.00	1,025.00	12,300.00
5925 · Fines, Fees	0.00	0.00	0.00	0.00	150.00
5930 · Transfer Fees	0.00	0.00	0.00	0.00	4,600.00
5940 · Pet Fees	0.00	0.00	0.00	0.00	400.00
5950 · Service Repair Fees	158.00	500.00	158.00	500.00	6,000.00
5990 · Other Income	0.00	100.00	0.00	100.00	1,200.00
5991 · Recovered Legal Fees	0.00	0.00	0.00	0.00	0.00
<b>Total 5900 · Other Revenue</b>	<b>1,410.65</b>	<b>2,525.00</b>	<b>1,410.65</b>	<b>2,525.00</b>	<b>35,450.00</b>
<b>Total Income</b>	<b>146,781.24</b>	<b>148,915.00</b>	<b>146,781.24</b>	<b>148,915.00</b>	<b>1,595,125.00</b>
<b>Gross Profit</b>	<b>146,781.24</b>	<b>148,915.00</b>	<b>146,781.24</b>	<b>148,915.00</b>	<b>1,595,125.00</b>
<b>Expense</b>					
<b>6300 · Administrative Expenses</b>					
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	9,601.65	11,000.00	9,601.65	11,000.00	132,000.00
6310.2 · Holiday	600.00	0.00	600.00	0.00	0.00
6310.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6310.4 · Sick	0.00	0.00	0.00	0.00	0.00
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	1,000.00	1,000.00	1,000.00	1,000.00	9,600.00
<b>Total 6310 · Salaries &amp; Wages - Office</b>	<b>11,201.65</b>	<b>12,000.00</b>	<b>11,201.65</b>	<b>12,000.00</b>	<b>141,600.00</b>
6311 · Supplies - Office					
6311.1 · Office Supplies	1,385.61	100.00	1,385.61	100.00	1,200.00
6311.3 · Postage	0.00	0.00	0.00	0.00	300.00
<b>Total 6311 · Supplies - Office</b>	<b>1,385.61</b>	<b>100.00</b>	<b>1,385.61</b>	<b>100.00</b>	<b>1,500.00</b>
6312 · Computers Equip/Supplies/Softwa	21.59	22.00	21.59	22.00	264.00
6313 · Equip Maint Contracts	454.03	215.00	454.03	215.00	2,580.00
6341 · Legal	0.00	200.00	0.00	200.00	2,400.00
<b>6350 · Audit &amp; Accounting</b>					
6351 · Accounting Services	1,500.00	1,200.00	1,500.00	1,200.00	14,400.00
6352 · Annual Audit Costs	0.00	1,250.00	0.00	1,250.00	15,000.00
6353 · Payroll Service Fee	926.39	450.00	926.39	450.00	5,400.00
<b>Total 6350 · Audit &amp; Accounting</b>	<b>2,426.39</b>	<b>2,900.00</b>	<b>2,426.39</b>	<b>2,900.00</b>	<b>34,800.00</b>
6360 · Telephone/Cellular	320.19	310.00	320.19	310.00	3,720.00
6363 · Internet Contract	472.29	375.00	472.29	375.00	4,500.00
6390 · Finance Charge	59.91		59.91		
6391 · Bank Charges	95.00	40.00	95.00	40.00	480.00
6392 · Credit Checks	164.75	100.00	164.75	100.00	1,200.00
6397 · Dues/Education	0.00	100.00	0.00	100.00	1,200.00
6399 · Other					
6399.4 · Community Days	0.00	0.00	0.00	0.00	2,250.00
6399.5 · Misc Admin	0.00	50.00	0.00	50.00	600.00
<b>Total 6399 · Other</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>2,850.00</b>
<b>Total 6300 · Administrative Expenses</b>	<b>16,601.41</b>	<b>16,412.00</b>	<b>16,601.41</b>	<b>16,412.00</b>	<b>197,094.00</b>

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Profit & Loss Budget Performance**  
**January 2026**

	Jan 26	Budget	Jan 26	YTD Bud...	Annual Bu...
<b>6400 · Utilities Expense</b>					
6450 · Electric	2,486.17	3,000.00	2,486.17	3,000.00	36,000.00
6451 · Water	5,461.20	8,000.00	5,461.20	8,000.00	96,000.00
6452 · Gas	3,009.73	1,700.00	3,009.73	1,700.00	20,400.00
6453 · Sewer	3,520.65	3,500.00	3,520.65	3,500.00	42,000.00
6454 · Trash	8,528.06	4,100.00	8,528.06	4,100.00	49,200.00
6455 · Envir/Taxes & Fees	558.94	750.00	558.94	750.00	9,000.00
<b>Total 6400 · Utilities Expense</b>	<b>23,564.75</b>	<b>21,050.00</b>	<b>23,564.75</b>	<b>21,050.00</b>	<b>252,600.00</b>
<b>6500 · Operating &amp; Maintenance Expense</b>					
6501 · Sales Tax Maintenance Items	41.54	0.00	41.54	0.00	0.00
6502 · Building Maint/Improvements	107.82	500.00	107.82	500.00	6,000.00
6503 · Temp Labor - Maintenance	0.00	0.00	0.00	0.00	0.00
6511 · Janitorial Supplies	0.00	175.00	0.00	175.00	2,100.00
6519 · Exterminating Contract	199.00	250.00	199.00	250.00	3,000.00
6536 · Plants&Supplies - Grounds	0.00	200.00	0.00	200.00	2,400.00
6537 · Contracts - Grounds	4,800.00	4,800.00	4,800.00	4,800.00	57,600.00
6538 · Sprinkler System - Grounds	0.00	100.00	0.00	100.00	1,200.00
6539 · Trees - Grounds	0.00	1,000.00	0.00	1,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	8,329.67	12,000.00	8,329.67	12,000.00	144,000.00
6540.2 · Holiday	1,549.92	0.00	1,549.92	0.00	0.00
6540.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6540.4 · Sick	192.00	0.00	192.00	0.00	0.00
6540.5 · Bonus	0.00	0.00	0.00	0.00	0.00
<b>Total 6540 · Payroll</b>	<b>10,071.59</b>	<b>12,000.00</b>	<b>10,071.59</b>	<b>12,000.00</b>	<b>144,000.00</b>
6541 · Materials					
6541.3 · Appliance	0.00	0.00	0.00	0.00	0.00
6541.5 · Hardware	0.00	25.00	0.00	25.00	300.00
6541.6 · Rehab	0.00	100.00	0.00	100.00	1,200.00
6541.7 · Rehab - Recoverable	1,089.96	0.00	1,089.96	0.00	0.00
6541 · Materials - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 6541 · Materials</b>	<b>1,089.96</b>	<b>125.00</b>	<b>1,089.96</b>	<b>125.00</b>	<b>1,500.00</b>
6542 · Capital Improvements					
6542.2 · Parking Lot - Major Contract	7,561.23		7,561.23		
6542.6 · Metal/Prep	0.00	0.00	0.00	0.00	0.00
6542.7 · Painting	0.00	0.00	0.00	0.00	0.00
6542.9 · Corridor Utilities	91,258.25	0.00	91,258.25	0.00	0.00
6542 · Capital Improvements - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 6542 · Capital Improvements</b>	<b>98,819.48</b>	<b>0.00</b>	<b>98,819.48</b>	<b>0.00</b>	<b>0.00</b>
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,666.00	0.00	6,666.00	80,000.00
6545.3 · HVAC Parts	1,626.44	1,000.00	1,626.44	1,000.00	12,000.00
<b>Total 6545 · HVAC</b>	<b>1,626.44</b>	<b>7,666.00</b>	<b>1,626.44</b>	<b>7,666.00</b>	<b>92,000.00</b>
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	463.29	500.00	463.29	500.00	6,000.00
6547.3 · Parts for Pool	0.00	500.00	0.00	500.00	6,000.00
6547.4 · Pool Furniture	0.00	400.00	0.00	400.00	4,800.00
6547.5 · Permits	0.00	100.00	0.00	100.00	1,200.00
<b>Total 6547 · Swimming Pools</b>	<b>463.29</b>	<b>1,500.00</b>	<b>463.29</b>	<b>1,500.00</b>	<b>18,000.00</b>
6551 · Small Tools - Repairs	0.00	100.00	0.00	100.00	1,200.00
6555 · Electrical Supplies	441.22	100.00	441.22	100.00	1,200.00
6560 · Painting Costs					
6560.2 · Paint Supplies	36.32	200.00	36.32	200.00	2,400.00
<b>Total 6560 · Painting Costs</b>	<b>36.32</b>	<b>200.00</b>	<b>36.32</b>	<b>200.00</b>	<b>2,400.00</b>

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Profit & Loss Budget Performance**  
January 2026

	<u>Jan 26</u>	<u>Budget</u>	<u>Jan 26</u>	<u>YTD Bud...</u>	<u>Annual Bu...</u>
<b>6570 · Vehicle</b>					
6571 · Vehicles - Repairs	0.00	25.00	0.00	25.00	300.00
<b>Total 6570 · Vehicle</b>	0.00	25.00	0.00	25.00	300.00
<b>6580 · Plumbing</b>					
6581 · Supplies - Plumbing	1,065.25	1,000.00	1,065.25	1,000.00	12,000.00
6583 · Hot H2O Htrs-Replace	21.40	800.00	21.40	800.00	9,600.00
6584 · Toilets - Replacements	0.00	200.00	0.00	200.00	2,400.00
<b>Total 6580 · Plumbing</b>	1,086.65	2,000.00	1,086.65	2,000.00	24,000.00
6591 · Lock & Keys	0.00	40.00	0.00	40.00	480.00
6592 · Doors & Screens	0.00	200.00	0.00	200.00	2,400.00
6594 · A/C Filters	180.27	100.00	180.27	100.00	1,200.00
6599.1 · Misc- Maintenance	0.00	125.00	0.00	125.00	1,500.00
6599.2 · Equipment Rental	0.00	0.00	0.00	0.00	0.00
<b>Total 6500 · Operating &amp; Maintenance Expense</b>	118,963.58	31,206.00	118,963.58	31,206.00	374,480.00
<b>6700 · Taxes and Insurance</b>					
6710 · Real Property	0.00	0.00	0.00	0.00	98,000.00
6711 · Payroll Tax (FICA/MC)	1,550.91	1,800.00	1,550.91	1,800.00	21,600.00
6712 · FUTA/SUTA	129.74	40.00	129.74	40.00	480.00
6719 · Licenses & Permits	0.00	0.00	0.00	0.00	2,155.00
6720 · Property&Liability- Insurance	17,837.00	17,500.00	17,837.00	17,500.00	210,000.00
6722 · Workers Comp -Insurance	188.58	180.00	188.58	180.00	2,160.00
6723 · Employee Benefits	3,830.34	3,900.00	3,830.34	3,900.00	46,800.00
6727 · Loan Interest	5,138.24	5,200.00	5,138.24	5,200.00	62,400.00
<b>Total 6700 · Taxes and Insurance</b>	28,674.81	28,620.00	28,674.81	28,620.00	443,595.00
<b>Total Expense</b>	187,804.55	97,288.00	187,804.55	97,288.00	1,267,769.00
<b>Net Ordinary Income</b>	-41,023.31	51,627.00	-41,023.31	51,627.00	327,356.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
9030 · Other Income	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Other Expense</b>					
7200 · Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00
<b>Total Other Expense</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u>-41,023.31</u>	<u>51,627.00</u>	<u>-41,023.31</u>	<u>51,627.00</u>	<u>327,356.00</u>