

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC. Held
on Thursday March 26th, 2026, at 6:00 p.m. 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 6:08 pm.

1. Roll Call:

General Manager - Jayson Hunt - Present

Buena Ventura - George Pool Present

Camelback - Debbie McPherson Present

Desert Star - Shana Solomon Present

Edgewood - Jennifer Ward Present

Fontaine Bleu - Colleen Domigan Present

Granite Reef - Dee Suomala Present

Hollyhock – Trent Schneeberger Absent

B. Adopt the agenda.

1. Motion made by Dee, seconded by Colleen, to amend the agenda to add handicap parking. Approved.

II. REPORTS

A. Manager's Report - Provided at annual meeting

B. Building Reports

1. Buena Ventura - Nothing to Report

2. Camelback - Sprinkler Flooding in corridor

3. Desert Star - Nothing to Report

4. Edgewood - Drippers not turned on

5. Fontaine Bleu-Irrigation not turned on

6. Granite Reef - Nothing to Report

7. Hollyhock - Nothing to Report

C. Treasurer's Report - not present

D. Committee Reports:

1. Membership Committee

a) Claire Tebell G-205

2. Landscaping Committee - Needs more manpower

III. OLD BUSINESS

A. Bylaws / Rules & Regs

Required 120 votes not met → not approved.

A discussion was held on the legality of prior bylaws. Decision to educate members, align governing documents, and improve access. Motion made by Jenn, seconded by Dee, to review the bylaws and communicate with members and educate members before the next annual meeting. Colleen abstained from voting. Approved.

IV. NEW BUSINESS

A. Roof Coating

1. Jayson acquired 2 bids from roofing companies to coat Bldg. B. He will reach out for additional bids and forward them to the board to get approval and start.

B. Zoom

1. Motion made by Dee, seconded by Deb, to approve Zoom access at \$16.99 per month for a 3-month trial starting September. Approved.

C. Discussion and Voting of Officers

President - Colleen Domigan

Vice President - Trent Schneeberger

Treasurer - Jennifer Ward

Secretary - Dee Suomala

Director - George Pool

Director - Shana Solomon

Director - Debbie McPherson

D. Cumulative score for Membership

1. Following discussion, a motion was made by Jenn, seconded by Shana, to lower the cumulative membership score requirement to 650. Approved.

E. Handicap Parking

1. Motion made by Jenn, seconded by Shana, to change the handicap parking to a :30 min loading zone. Approved.

V. MEMBERS FORUM

- Carol Papas E108 stated the landscaping committee needs additional manpower.
- Mary McPherson E12 suggested saving postage costs by posting annual meeting notices on doors, creating a cost-saving benefit for the community.

Jayson noted that the effort was implemented this year but did not achieve the desired results.

- Gary G114 reported an ongoing leak from the upstairs unit. Jayson will work with the homeowners upstairs to address the issue.

VI. ADJOURNMENT - Motion to adjourn at 7:30 made by Jenn, seconded by Debbie.

Passed.

By:  Date: 3/30/26

Dee Suomala, Secretary

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, April 16th, 2026**, at 6:00 P.M. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

An Executive meeting preceding this Open Meeting.

AGENDA

I. PROCEDURES

- A. Call to Order - President Colleen Domigan
- B. Roll Call
- C. Adopt Agenda
- D. Approval of Minutes from March 26th, 2026

II. Reports

- A. Manager's Report - General Manager - Jayson Hunt
- B. Building Reports -
- C. Treasurer's Reports - Jennifer Ward, Treasurer
- D. Committee Reports
 - 1. Bylaws – Jenn & Dee
 - 2. Activities – Jenn & Dee
 - 3. Membership – Ella Gary E210, Shannon M. Crane
 - 4. Landscaping

III. Old Business

- A. B-Roof Coating
- B. (G114): Report and follow up with next steps – Dee
- C. Roof Coating – Building B – Manager
 - 1. Review additional bids.

IV. New Business

- A. Work Order Software – Dee
- B. Membership Committee / Welcome Committee - Jenn
- C. Building walk-through by next board meeting with full reports
- D. Community Information Update – One-Time Community Mailing – Dee
Update addresses, emergency contacts, and member information

V. Members' Forum

VI. Adjournment

By: _____ Date: _____
Dee Suomala - Secretary

Manager's Report

April 16, 2026

Update on the electrical project. **One more week!** Next week the last of the electric service panels will be replaced. There will still be another week or two of cleaning up phone lines and some other small items but no more members without power or entering units to check breakers. Overall, the project has gone very smoothly in my opinion and I have been rather pleased with the entire project.

The G pool heater has been turned off due to a pretty severe leak and by the time we receive the part and get it repaired we will most likely be leaving it off. We bypass it for the summer months and I have to bypass it to keep the pool open while it is repaired so it will be summarized starting now. Desert Star will be on until it maintains the 87 degrees naturally.

I was hoping to have some tree work done in March but there were just too many irons in the fire. I am meeting with the trimmers next week and scheduling a lot of trimming and stump removal. This will include but not be limited to all stumps on the property with the exception of some small one in the corridors, the dead Mulberry at the west end of B, dead branches and trees in basketball area and several others. When it is completed there will still be trees on the property in need of care. We will address them in a manner of importance and cost.

The maintenance staff will be addressing as much common area repair as possible before A/C season goes into full effect.

4:19 PM

Consolidated Cooperatives of Scottsdale East, Inc.

04/15/26

Balance Sheet

Accrual Basis

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	181,573.34
Total 1120 · Cash	181,573.34
1300 · Capital Replacement Reserve	
1309.5 · Alliance MM 0.25%	101,004.64
Total 1300 · Capital Replacement Reserve	101,004.64
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	224,189.03
Total 1300.1 · Emergency Reserve	224,189.03
1300.2 · Member Deposits	
1380 · BMO CD (12/15/26 .0995%)	119,330.47
Total 1300.2 · Member Deposits	119,330.47
Total Checking/Savings	626,097.48
Accounts Receivable	
1130 · Member Accounts Receivable	52,770.23
Total Accounts Receivable	52,770.23
Other Current Assets	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	9,500.00
1285 · State Prepaid Tax	5,393.00
1291 · Workmens Comp Deposit - Arizona	1,130.82
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	18,523.82
Total Other Current Assets	18,523.82
Total Current Assets	697,391.53
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

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

	Mar 31, 26
Other Assets	
1510 · Deposit - Improvements-Bank	124,510.10
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	403,746.64
TOTAL ASSETS	2,519,216.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	40,662.83
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	182,296.47
Total Accounts Payable	270,259.00
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	106,500.00
2213 · Deferred Tax Liability	-177,000.00
Total Other Current Liabilities	-54,383.90
Total Current Liabilities	215,875.10
Long Term Liabilities	
2322 · N/P Western Alliance Bank	877,418.74
Total Long Term Liabilities	877,418.74
Total Liabilities	1,093,293.84
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	-1,981,151.17
Net Income	-169,879.73
Total Equity	1,425,923.10
TOTAL LIABILITIES & EQUITY	2,519,216.94

Consolidated Cooperatives of Scottsdale East, Inc.

04/15/26

Profit & Loss Budget Performance

Accrual Basis

March 2026

	Mar 26	Budget	Jan - Mar ...	YTD Budg...	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	124,224.00	125,790.00	374,571.00	377,370.00	1,509,480.00
5170 · Parking Permits	350.00	125.00	18,375.00	18,425.00	18,695.00
5190 · Locker Rental	1,545.00	1,425.00	4,605.00	4,275.00	17,100.00
Total 5100 · Rent Revenue	126,119.00	127,340.00	397,551.00	400,070.00	1,545,275.00
5401 · Interest Income	76.37	1,200.00	974.13	3,600.00	14,400.00
5900 · Other Revenue					
5910 · Laundry Income	899.08	900.00	2,437.34	2,700.00	10,800.00
5920 · NSF & Late Charges	844.00	1,025.00	2,024.00	3,075.00	12,300.00
5925 · Fines, Fees	0.00	0.00	500.00	0.00	150.00
5930 · Transfer Fees	200.00	800.00	400.00	800.00	4,600.00
5940 · Pet Fees	0.00	0.00	0.00	0.00	400.00
5950 · Service Repair Fees	652.00	500.00	1,224.00	1,500.00	6,000.00
5990 · Other Income	0.00	100.00	560.00	300.00	1,200.00
5991 · Recovered Legal Fees	0.00	0.00	0.00	0.00	0.00
5992 · Recovered Rehab	0.00		644.16		
Total 5900 · Other Revenue	2,595.08	3,325.00	7,789.50	8,375.00	35,450.00
Total Income	128,790.45	131,865.00	406,314.63	412,045.00	1,595,125.00
Gross Profit	128,790.45	131,865.00	406,314.63	412,045.00	1,595,125.00
Expense					
6300 · Administrative Expenses					
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	14,636.85	11,000.00	33,583.90	33,000.00	132,000.00
6310.2 · Holiday	200.00	0.00	1,000.00	0.00	0.00
6310.3 · Vacation	600.00	0.00	1,000.00	0.00	0.00
6310.4 · Sick	0.00	0.00	200.00	0.00	0.00
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	800.00	800.00	3,400.00	2,600.00	9,600.00
Total 6310 · Salaries & Wages - Office	16,236.85	11,800.00	39,183.90	35,600.00	141,600.00
6311 · Supplies - Office					
6311.1 · Office Supplies	0.00	100.00	961.26	300.00	1,200.00
6311.3 · Postage	305.68	0.00	305.68	300.00	300.00
Total 6311 · Supplies - Office	305.68	100.00	1,266.94	600.00	1,500.00
6312 · Computers Equip/Supplies/S...	21.59	22.00	64.77	66.00	264.00
6313 · Equip Maint Contracts	455.99	215.00	1,013.14	645.00	2,580.00
6341 · Legal	0.00	200.00	3,410.00	600.00	2,400.00
6350 · Audit & Accounting					
6351 · Accounting Services	1,500.00	1,200.00	4,500.00	3,600.00	14,400.00
6352 · Annual Audit Costs	0.00	1,250.00	0.00	3,750.00	15,000.00
6353 · Payroll Service Fee	405.52	450.00	1,733.80	1,350.00	5,400.00
Total 6350 · Audit & Accounting	1,905.52	2,900.00	6,233.80	8,700.00	34,800.00
6360 · Telephone/Cellular	320.19	310.00	965.96	930.00	3,720.00
6363 · Internet Contract	540.18	375.00	1,522.47	1,125.00	4,500.00
6390 · Finance Charge	0.00		59.91		
6391 · Bank Charges	0.00	40.00	95.00	120.00	480.00
6392 · Credit Checks	65.90	100.00	474.25	300.00	1,200.00
6397 · Dues/Education	0.00	100.00	0.00	300.00	1,200.00
6399 · Other					
6399.4 · Community Days	1,339.15	1,400.00	1,339.15	1,400.00	2,250.00
6399.5 · Misc Admin	350.00	50.00	825.29	150.00	600.00
Total 6399 · Other	1,689.15	1,450.00	2,164.44	1,550.00	2,850.00
Total 6300 · Administrative Expenses	21,541.05	17,612.00	56,454.58	50,536.00	197,094.00

Consolidated Cooperatives of Scottsdale East, Inc.

04/15/26

Profit & Loss Budget Performance

Accrual Basis

March 2026

	Mar 26	Budget	Jan - Mar ...	YTD Budg...	Annual Bu...
6400 · Utilities Expense					
6450 · Electric	2,770.99	3,000.00	7,703.92	9,000.00	36,000.00
6451 · Water	9,399.98	8,000.00	20,462.82	24,000.00	96,000.00
6452 · Gas	2,200.00	1,700.00	7,637.75	5,100.00	20,400.00
6453 · Sewer	3,520.65	3,500.00	10,561.95	10,500.00	42,000.00
6454 · Trash	4,897.00	4,100.00	17,928.49	12,300.00	49,200.00
6455 · Envir/Taxes & Fees	878.11	750.00	2,007.39	2,250.00	9,000.00
Total 6400 · Utilities Expense	23,666.73	21,050.00	66,302.32	63,150.00	252,600.00
6500 · Operating & Maintenance Expense					
6501 · Sales Tax Maintenance Items	122.33	0.00	275.85	0.00	0.00
6502 · Building Maint/Improvements	936.31	500.00	2,202.11	1,500.00	6,000.00
6503 · Temp Labor - Maintenance	2,991.78	0.00	2,991.78	0.00	0.00
6511 · Janitorial Supplies	15.08	175.00	317.54	525.00	2,100.00
6519 · Exterminating Contract	199.00	250.00	792.00	750.00	3,000.00
6536 · Plants&Supplies - Grounds	0.00	200.00	230.83	600.00	2,400.00
6537 · Contracts - Grounds	4,800.00	4,800.00	14,400.00	14,400.00	57,600.00
6538 · Sprinkler System - Grounds	1,729.54	100.00	1,729.54	300.00	1,200.00
6539 · Trees - Grounds	0.00	1,000.00	0.00	3,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	21,118.86	12,000.00	40,743.03	36,000.00	144,000.00
6540.2 · Holiday	516.64	0.00	2,583.20	0.00	0.00
6540.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6540.4 · Sick	509.28	0.00	701.28	0.00	0.00
6540.5 · Bonus	0.00	0.00	0.00	0.00	0.00
Total 6540 · Payroll	22,144.78	12,000.00	44,027.51	36,000.00	144,000.00
6541 · Materials					
6541.3 · Appliance	0.00	0.00	0.00	0.00	0.00
6541.5 · Hardware	137.36	25.00	406.42	75.00	300.00
6541.6 · Rehab	0.00	100.00	0.00	300.00	1,200.00
6541.7 · Rehab - Recoverable	25.39	0.00	1,163.96	0.00	0.00
6541 · Materials - Other	0.00	0.00	0.00	0.00	0.00
Total 6541 · Materials	162.75	125.00	1,570.38	375.00	1,500.00
6542 · Capital Improvements					
6542.2 · Parking Lot - Major Contr...	0.00		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	273,774.75	0.00	0.00
6542 · Capital Improvements - Ot...	0.00	0.00	0.00	0.00	0.00
Total 6542 · Capital Improvements	91,258.25	0.00	281,335.98	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,666.00	0.00	19,998.00	80,000.00
6545.3 · HVAC Parts	1,057.93	1,000.00	3,108.62	3,000.00	12,000.00
Total 6545 · HVAC	1,057.93	7,666.00	3,108.62	22,998.00	92,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	443.85	500.00	950.32	1,500.00	6,000.00
6547.3 · Parts for Pool	133.87	500.00	480.70	1,500.00	6,000.00
6547.4 · Pool Furniture	0.00	400.00	0.00	1,200.00	4,800.00
6547.5 · Permits	0.00	100.00	0.00	300.00	1,200.00
Total 6547 · Swimming Pools	577.72	1,500.00	1,431.02	4,500.00	18,000.00
6551 · Small Tools - Repairs	0.00	100.00	20.50	300.00	1,200.00
6555 · Electrical Supplies	956.40	100.00	1,512.29	300.00	1,200.00
6560 · Painting Costs					
6560.2 · Paint Supplies	254.31	200.00	290.63	600.00	2,400.00
Total 6560 · Painting Costs	254.31	200.00	290.63	600.00	2,400.00

Consolidated Cooperatives of Scottsdale East, Inc.

04/15/26

Profit & Loss Budget Performance

Accrual Basis

March 2026

	Mar 26	Budget	Jan - Mar ...	YTD Budg...	Annual Bu...
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	25.00	0.00	75.00	300.00
Total 6570 · Vehicle	0.00	25.00	0.00	75.00	300.00
6580 · Plumbing					
6581 · Supplies - Plumbing	1,009.19	1,000.00	4,115.49	3,000.00	12,000.00
6583 · Hot H2O Htrs-Replace	2,885.03	800.00	4,599.48	2,400.00	9,600.00
6584 · Toilets - Replacements	0.00	200.00	0.00	600.00	2,400.00
Total 6580 · Plumbing	3,894.22	2,000.00	8,714.97	6,000.00	24,000.00
6591 · Lock & Keys	180.35	40.00	180.35	120.00	480.00
6592 · Doors & Screens	0.00	200.00	0.00	600.00	2,400.00
6594 · A/C Filters	0.00	100.00	471.29	300.00	1,200.00
6599.1 · Misc- Maintenance	0.00	125.00	83.46	375.00	1,500.00
6599.2 · Equipment Rental	0.00	0.00	0.00	0.00	0.00
Total 6500 · Operating & Maintenance E...	131,280.75	31,206.00	365,686.65	93,618.00	374,480.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	0.00	0.00	0.00	98,000.00
6711 · Payroll Tax (FICA/MC)	2,874.99	1,800.00	6,105.57	5,400.00	21,600.00
6712 · FUTA/SUTA	133.03	40.00	341.90	120.00	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	53,511.00	52,500.00	210,000.00
6722 · Workers Comp -Insurance	188.58	180.00	565.74	540.00	2,160.00
6723 · Employee Benefits	4,392.56	3,900.00	12,526.61	11,700.00	46,800.00
6727 · Loan Interest	4,554.83	5,200.00	14,781.99	15,600.00	62,400.00
Total 6700 · Taxes and Insurance	29,980.99	28,620.00	87,832.81	85,860.00	443,595.00
Total Expense	206,469.52	98,488.00	576,276.36	293,164.00	1,267,769.00
Net Ordinary Income	-77,679.07	33,377.00	-169,961.73	118,881.00	327,356.00
Other Income/Expense					
Other Income					
9030 · Other Income	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00
Other Expense					
7200 · Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	-77,679.07	33,377.00	-169,961.73	118,881.00	327,356.00

Stronger Together

Keeping the Conversation Going

Consolidated Cooperatives of Scottsdale East has a long history of community and care. Building on that foundation, your board is committed to open communication and making sure every shareholder understands how decisions are made — because this co-op belongs to all of us.

How We Make Decisions Together

1. Motion Made — A board member puts a proposal on the table
 2. Seconded—Another board member agrees it's worth discussing
 3. Board Discussion—The board talks it through openly
 4. **Member Comment(s) - Members are invited to speak to the motion before the board takes formal action**
 5. Member Comments Closed — The Chair closes member input and the floor returns to the board for final deliberation and vote
 6. Vote—Each board member casts their vote
 7. Recorded—The decision is recorded in the official minutes
-

Words Worth Knowing

Quorum

The minimum number of members needed for a meeting to be official and decisions to be legal.

Motion

A formal proposal to take action. Nothing gets decided without one.

Discussion

The open conversation before a vote—where community input is heard and considered before a final decision.

Voting Threshold

Different types of decisions require different levels of support.

Routine matters need a simple majority, but major decisions — like changes to our governing documents, large financial commitments, or community-wide policies — require more votes.