

``SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

June 9, 2021

Held via Zoom

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Lee Pagnan	Member
	Richard Graff	Member
	Tom Mitchell	Member

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Harris Rubin & Janet Phillips	10285 E. Bella Vista Dr.
	William Vickers	10295 E. Bella Vista Dr.
	Adrian & Holli Arnlund	10273 E. Caron St.
	Mark & Nancy Parton	10040 N. 106th St.
	Pat Noon	Contractor for Mello Homeowners
	Paul Miachika	10482 E. San Salvador Dr.

**Call to Order:** Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members was called, and a quorum of the members were present.

**Approval of Minutes:** **MOTION:** It was moved and seconded to approve the May 26, 2021 meeting minutes. Motion passed.

**Review of Submittals:**

**Resubmittal #341629 – 1st and 2nd floor additions - Tierra Vista**

10295 E. Bella Vista Dr. – Vickers

**MOTION:** It was moved and seconded to *approve* this submittal without the added window on the second floor addition on the west side of the house. The upper and lower pop out details are to be continued across the upper west side addition.

1st floor - the covered patio at the southeast corner of the house will be enclosed to create an office. The area is 8' wide by 24' long.

Two windows and a sliding door will be added to the lower addition. They will match the existing bronze aluminum windows and sliders in size, material and will have the same grids.

2nd floor - a 14' wide x 10' long area above the covered patio on the southwest corner of the house will be enclosed to create master closet addition.

The roofline will be the same as existing and the pop out will be continued on the new addition and the lower pop out across the west side of the house to align with upper pop out on roof line.

---

Approved: \_\_\_\_\_

Architectural Meeting 6/9/21

The new construction areas will be stucco and painted to match the house.  
Motion passed.

**Submittal #353857 – 2 Pergolas in the back of the house - Heritage Terrace II**

10040 N. 106th St.– Parton

**MOTION:** It was moved and seconded to *approve* the addition of 2 attached Pergolas to the back/east side of the house on each side of the existing patio cover.

West pergola

1. The pergola that will be added to the west of the patio cover will extend 11.6' from the house.
2. This pergola will be 20.6' long.
3. The setback measurement will be 15' to the west.
4. The setback measurement will be 37' to the south shared wall.

East Pergola

1. The pergola that will be added to the east of the patio cover will extend 12' from the house.
2. This pergola will be 15' long.
3. The setback measurement will be 5.6' to the east.
4. The setback measurement will be 31' to the south shared wall.

Both pergolas will be installed attached to the exterior house wall below the pop out and scuppers.

Both structures will have steel footings in concrete.

Both will have 2" lattice slats running north to south.

The pergolas will both be Four Seasons Elitewood aluminum products in the color beige.

Motion passed.

**Submittal #356401– Addition to the west side of the house - Tierra Vista**

10273 E. Caron St– Arnlund

**MOTION:** It was moved and seconded to *approve* this submittal for addition to the west side of the house.

The current storage shed on the west side of the house will be removed.

1. Dimensions and setbacks

- The addition will be 28' wide x 6' deep x 9' tall. The addition will be set back 8' from the front of the garage.
- The setback measurement to the west is 11'.
- The setback measurement to the north is 26'.
- The setback measurement to the south is 34'.
- The shared wall on the west side of the house is 5.58' tall.

2. Roof

- The roof of the new addition will be finished to match the existing roof with the same slant.
- The roof peak on the house is 17'. The peak of the new addition will be 15'.
- The roof of the new addition will not be as tall as the existing roof of the house.
- The north side of the new roof will be the same height as the house roof which is 9'.
- The south side of the roof on the addition will be 9' at its lowest.

---

Approved: \_\_\_\_\_

Architectural Meeting 6/9/21

### 3. Doors

- Amarr aluminum garage doors will be installed.
- The main garage door will be anodized bronze with full Vista long frosted glass panels.
- A matching door will be installed on the north side of the addition.
- A 5' x 7' Lanai aluminum door will be installed on the west wall of the addition on the north end of the wall.
- The door measures 94.56" tall x 30.5' wide glass door with bronze frame will be installed.

### 4. Lighting

- The current wall light that is currently on the west side of the house will be reused on the new addition.
- The fixture will be reinstalled next to the new 5' x 7' Lanai door.

### 5. Current RV side gate

- The existing RV gate is 5' wide.
- The addition will take up part of the area the current gate is located.
- The gate will be cut down to 4' wide.
- The adjusted gate will be attached to the west wall of the finished addition.

Motion passed.

### **Submittal # 357196 – Plant 35' of Indian Ficus along the shared walls – Catalina**

10482 E. San Salvador Dr. – Miachika

**MOTION:** It was moved and seconded to *disapprove* the ficus trees planted along the party wall as it is not consistent with the current architectural rules. The trees must be removed within 60 days unless, in the meantime, the rule is revisited and changed to allow this type of tree installation.

Motion passed.

### **Submittal #357383 – Replace granite - Ridgeview Estates**

10799 E. Terra Dr. – Wolczik

**MOTION:** It was moved and seconded to allow the installation of White Marble granite to the front of the house instead of the previously approved Superior Gold granite.

Motion failed. 3-3

- This decision will be elevated to the Board of Directors to be decided at their next meeting since a decision could not be made at the committee level.

### **Submittal #357202 – New Color Roof tiles -Hillcrest**

11082 E. Carol Ave. – Mello

**MOTION:** It was moved and seconded to stay this decision until all committee members have time to see the sample tile and visit the property.

Motion passed.

**Adjournment:** The meeting was adjourned at 4:58 p.m.



Approved: \_\_\_\_\_

Architectural Meeting 6/9/21