

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING

February 9, 2022

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Michele Holzman	Chair
	Carolyn Wheelock	Member
	Richard Graff	Member
	Tom Mitchell	Member

Member Absent:	Matt Metz	Vice Chair
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Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Glen Spencer	10492 N. 106th Pl.
	Jerry Nowell	Contractor for Spencer
	Bob Seaton	9788 E. Topaz Dr.
	Debra Fitz	10401 N. 100th St. #2
	Jeff Wong	10552 E. Mission Ln.
	Kelly Wong	10668 E. Gold Dust Ave.
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166
	Tracy Wolsko	9039 N. 107th Pl.
	William Vickers	10295 E. Bella Vista Dr.
	Gregory Fuller	9885 E. Cinnabar Ave.

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.
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Approval of	MOTION: It was moved and seconded to approve the January 26, 2022 meeting minutes.
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Motion passed.

Review of Submittals:

Proposed dumpster language

MOTION: It was moved and seconded to *approve* and accept the dumpster language changes and recommends this be sent to the board of directors for their review and approval.

The following dumpster language will be added.

In the event the dumpster is to be used to collect dirt, gravel, rocks, boulders, concrete, and/or roof tiles only, then the height requirement of the dumpster may be reduced to a minimum of 2'. Please note, any materials placed in the dumpster other than those specifically listed herein will result in an immediate violation with an associated fine of \$(X dollars). Furthermore, the dumpster can be in place for a maximum of 14 days.

Motion passed.

Approved: _____

Architectural Meeting 2/9/2022

Resubmittal #363630– Courtyard, install gates, metal inserts, widen the driveway, lay pavers, and stucco over tile accent– Mirador

9885 E. Cinnabar Ave. – Fuller

MOTION: It was moved and seconded to *approve* the homeowner’s request to reduce the jog step back to 1.5’.

The 23’ long wall on the east/left side of the property will turn west and continue north 1.5’ in from the original location. This jog/turn will begin when the wall reaches 10’ from the return wall.

A. Courtyard

1. A courtyard will be constructed in the front of the house. Footings will be used.
2. The courtyard walls will be 6’ tall.
3. The linear footage of the proposed wall is 76.6’ including the gate openings.
4. The walls construction will be 8” x 8” x 16”.
5. The screening wall on the west/right side of the garage will remain.
6. The new courtyard wall will be 6’ tall. The courtyard will start on the west side of the garage.
7. This wall section will be 12’ long.
8. An access gate will be installed in this wall allowing access from the driveway to the front entrance.
9. The wall will connect at a right angle turning east and connecting with the north/front wall.
10. The front wall will be 41.6’ long.
11. The first section will be 12.6’ long with a 5’ wide gate added connecting to the east section of wall which measures 24’. The east/left section of wall will connect at a right angle turning south and connect with the 23’ long wall. This wall will connect just to the right of the existing shared wall which is 4.5’ long wall. The 23’ long wall on the east/left side of the property will turn west and continue north 1.5’ in from the original location. This jog/turn will begin when the wall reaches 10’ from the return wall.
12. The east side of the courtyard will be 6” from the property line.
13. The north of the courtyard will be 19.6’ from the inside edge of the sidewalk.
14. The new courtyard walls will be stucco and painted to match the existing.

Motion passed.

Submittal #395342– Paint, patio cover, new walkway, pavers in existing locations– Heritage Terrace II

10668 E. Gold Dust Ave. – Burns/Wong

MOTION: It was moved and seconded to *approve* the paint, patio cover, new walkway, pavers in existing locations.

Paint

The entire house will be painted Dunn - Edwards Palette 01-15.

The body and pop outs will be painted Dunn - Edwards DEW343 Pearl Necklace.

The wood trim and garage doors will be painted Dunn - Edwards Optional Wood Trim Color DEC756 Weathered Brown.

Patio cover

1. The 12’ x 22’ lattice patio cover will be attached to the back/northwest section of the house connecting to the existing patio cover.
2. The structure being added will be 12’ deep and 21’ long.
3. It is the same depth 12’ as the existing patio cover.

4. It will be 9' tall, not to exceed 10'.
5. The posts and beams and fascia will be Espresso, the lattice will be white.
6. The setback measurement to the west shared wall will be 24'.
7. The setback measurement to the north/rear shared wall will be 40'.

Walkways

1. The existing walkway, courtyard and step to the front door will be removed.
2. Concrete 3 pattern pavers will be gray to match the concrete driveway will be laid in the existing footprint.
3. An L shaped walkway will be added to the west side of the garage using the same concrete 3 pattern pavers.
4. The walkway will be 3' wide.
5. The east-west section that connects to the driveway will be 10' long.
6. The walkway will turn north and extend 22' to the side gate.

Motion passed.

Resubmittal #395514– Raised wall and step downs – The Estates

10492 N. 106th Pl. – Spencer

MOTION: It was moved and seconded to *approve* the raised wall and step downs as it was done with a variance due to the property backs up to a large easement with Shea Boulevard on the other side of the easement.

Motion passed.

Submittal #398968– Modify shutters– The Estates

10492 N. 106th Pl. – Spencer

This submittal will be held until Scottsdale Ranch has an opportunity to confer with the Estates HOA regarding these shutters.

Submittal #397795– Enclose rear patio, cover entryway – Mountain View Village

9039 N. 107th Pl. – Wolsko

MOTION: It was moved and seconded to *approve* the entryway being covered as submitted.

Covering the entry

1. 95 square foot of usable space will be added to the residence by covering the entry.
2. The entry has an archway and then an open space before the front door.
3. This area will be covered.
4. The new roof will have a slant and will be finished in traditional flat roof style.
5. A new exterior soffit wall will be constructed. The exterior will be stucco and painted to match.
6. The front door with sidelights will remain.
7. The ceiling will be wood composite.
8. 2 recessed can lights will be installed.

Motion passed.

MOTION: It was moved and seconded to *approve* the enclosure of the rear patio as submitted.

Patio 3 enclosure

1. 124 square foot of living space will be added to the residence by enclosing the patio off the master bedroom.

2. The existing roof will remain.
3. The west wall of the covered patio is part of the shared wall. Only a small upper part of this wall has an opening that will be closed in. This will then be stucco and painted to match on both sides.
4. The east wall of the covered patio is an exterior wall of the house. No structural adjustments will be done.
5. The south side of the covered patio is the only full wall that will be constructed. A double door and window will be installed.
6. The existing French doors will be used in the new wall.
7. A new 4' window will be installed in the new wall. The new window will match the existing in material, color, and visible glass to frame edge measurement.
8. The fascia details and rain gutter will remain.
9. The wall will be stucco and painted to match the existing.

Motion passed.

Submittal #397983 – AC unit screening– Bayview Estates

10401 N. 100th St. #3 – Mager

MOTION: It was moved and seconded to *approve* the extension of the existing air conditioner screening walls to match the existing.

1. The existing north and east screening walls will be increased to 48” and extended.
2. The new measurements for the east wall will be 10’ long x 48” tall.
3. The new measurements for the north wall will be 13’ long x 48” tall.
4. A new 9’ long x 48” tall screening wall will be added on the west side of the existing screening walls and connect to the north wall at a 90-degree angle.
5. All 3 of these walls will be stucco and painted to match the house.
6. The same pop out detail will be repeated on the new walls.

Motion passed.

Submittal #398866– Modify the 100th street wall– Bayview Estates

10401 N. 100th St. #2 – Fitz

MOTION: It was moved and seconded to *approve* the wall extension conceptually. This project will be reviewed properly once the approval from the city, the approvals from the affected utility companies and the scaled and elevated engineered drawings are received.

Motion passed. Tom Mitchell opposed.

Submittal #398108– Lighting– Sierra Linda

10552 E. Mission Ln. – Wong & Teh

MOTION: It was moved and seconded to *approve* this submittal as presented.

1. Two (2) - 10" x 10" x 20" copper coach lights on the front of the garage.
2. The lantern style coat lights have six straight sided glass panels with copper lines between. The top has a curl where it connects to the lighting cage.
3. These are the same coach lights as existing on the rest of the exterior of the house except these have no patina.
4. Each fixture will be a maximum of 800 lumens.

Motion passed.

Submittal #399070– Shared mailbox structure– Tierra Vista
10305 E. Bella Vista Dr. – Nostedt & Ledingham

MOTION: It was moved and seconded to *approve* the shared mailbox structure as presented.

1. The 14" wide x 32" deep x 81" tall in ground cedar decorative post will be installed in the same location.
2. The post has designs cut into the top and on both sides where the mailboxes will be mounted.
3. The post will be painted Dunn - Edwards DEC717 Baked Potato to match one of the residences.
4. The new Gibraltar galvanized steel mailboxes will remain black.
5. The mail flags will remain red.
6. White block 1" numbers will be positioned on the doors of the mailboxes.

Motion passed.

Submittal #399078– Shared mailbox structure– Tierra Vista
10295 E. Bella Vista Dr.– Vickers

MOTION: It was moved and seconded to *approve* the shared mailbox structure as presented.

1. The 14" wide x 32" deep x 81" tall in ground cedar decorative post will be installed in the same location.
2. The post has designs cut into the top and on both sides where the mailboxes will be mounted.
3. The post will be painted Dunn - Edwards DEC717 Baked Potato to match one of the residences.
4. The new Gibraltar galvanized steel mailboxes will remain black.
5. The mail flags will remain red.
6. White block 1" numbers will be positioned on the doors of the mailboxes.

Motion passed.

Resubmittal #326405– Play Structure– Tierra Vista
10233 E. Caron St. – Verma

MOTION: It was moved and seconded to *approve* the changes made to the play structure. The security wall will be allowed to remain in place for safety.

1. The green roof (plastic dome top) has been removed.
2. The swing section of the structure has been shortened to meet the length requirement.

Motion passed.

Open Discussions:

Introducing the Mountainview Lakes Estates Character Study

The architectural committee has accepted the Mountainview Lakes Estates Character Study that was done by Richard Graff with praise and thanks.

Meeting in person and by Zoom

The architectural committee has decided to hold the committee meetings in person and to continue to offer them via Zoom as well.

Adjournment: The meeting was adjourned at 5:14 p.m.