

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

August 9, 2023

Held in person and 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
	Pamela Chambers	Member (late - via Zoom)
	Tom Mitchell	Member (via Zoom)

**Members**

<b>Absent:</b>	Carolyn Wheelock	Member
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**Staff Present:**

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Dedra Johanneson	10050 E. Mountainview Lake Dr. #29
	John Khoury	10050 E. Mountainview Lake Dr. #12
	Terri Robinett	9824 E. Turquoise Ave.
	Brad Burgess	10132 E. Cinnabar Ave. (via Zoom)
	Mike Jarosz	10454 N. 105th Way (via Zoom)
	Mary Stein	(via Zoom)
	Barb Lewis Damari	9873 E. Turquoise Ave. (via Zoom)
	Paul McDougall	10080 E. Mtnview Lake Dr. #166 (via Zoom)

**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**

**MOTION:** It was moved and seconded to approve July 26, 2023 meeting minutes.

Motion passed.

**Review of**

**Submittals:**

**Subm. # 501737 – Courtyard wall, gate, pavers, landscape, landscape lighting– Mirador**  
9824 E. Turquoise Ave. – Robinett

**MOTION:** It was moved and seconded to *disapprove* this submittal due to lack of specifics to have a complete review done.

The homeowner is invited to come back to the committee with the following information, larger wall inserts are required due to the length of the front wall and the type of inserts that will be installed, width of the gate that will be installed, color and size of the granite.

Motion passed.

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

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**Subm. #502830 – Community renovations – Mountainview Lake Estates HOA**

10050 E. Mountainview Lake Drive – MVLE

**MOTION:** It was moved and seconded to *approve* this request for community renovations as submitted.

The monument, guard house, community lighting, and Lion pool will be updated.

**Monument**

1. Change the Lettering for Mountainview Lake Estates
2. Add small slope to the wall where we are adding Lettering
3. Add an 18” wide x 21” Stone Bell to the Bell Tower

**Guard house**

1. Replace two (2) new doors. The new doors will have medium tone wood frames with metal scroll work on the full lite clear glass.
2. Add two (2) New Lights (front of Guard House)
3. 1 Chandelier (inside of Guard House)

**Community lighting**

1. Total new lights - approximately 77
2. Electrician to install all new lights in our community

**Post streetlights**

1. 17 New Street lights will be installed to replace existing streetlights.
2. The new post lights have black metal with rain glass.
3. The new post lights measure 33.5” tall x 16.75” wide.
4. These post lights have framing around the cone shaped glass with metal artwork at the top.
5. The HOA will be adding 2 New 12’ tall poles to replace deteriorated ones.
6. The remaining 15 light posts will be refurbished and painted black.

**Wall lighting**

1. 54 wall sconce light fixtures on residences will be replaced. These are the small light fixtures only.
2. The following wall lights fixtures will be replaced with larger wall sconces, (2) for Guard House (2) for Lagoon pool (1) Near Lion Pool -Garage.
3. These new wall lights have dark metal with rain glass to compliment the new streetlights.
4. The wall lights for the guard house and areas at both pools will be larger than the house lighting that is being installed.
5. The guard house and areas at both pools light fixtures measure 27.5” tall x 13.75” wide with scroll shaped brackets at the top and bottom and matching metal artwork at the top.
6. The wall fixtures for the residences measure 19” tall x 6.5” wide with scroll shaped brackets at the top and bottom and matching metal artwork at the top.
7. There is a larger fixture in the community that will not be replaced.
8. These existing larger lights in the community that are not being replaced will be painted black to match all the other fixtures.

**Lion pool updates – back pool in community on the lake**

1. Remove five (5) Walls that limit full use of space
2. Remove all shrubs and gravel from the back and left side of the pool.
3. Add concrete to extend up to 2 feet from the outer wall
4. Remove all tile and replace with new Saltillo tile
5. Add acrylic decking around the pool
6. Add new tile around inside of pool

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

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7. Add Pillars to open up the space
8. Resurface Pool
9. Upgrade both bathroom in pool area
10. Address and repair gazebo
11. Add tile and Lion head as suggested in photos

Motion passed.

**Subm. #501776 – Addition, entry door, flip front door/window – Heritage Court**  
10454 N. 105th Way – Jarosz

**MOTION:** It was moved and seconded to *approve* this submittal with the stipulation that the new window installed will be an exact match to the existing.

An addition, and a new entry door will be added. The front door and window locations in the front courtyard will be flipped..

The existing lot coverage is 12,926 square feet.

The total lot coverage will be 3419 square feet, 26.4% after the addition.

**Addition and skylight**

1. A 12' x 5' addition will be added to the south side of the house behind the privacy wall, between a window and the ground AC unit.
2. The addition will be 10' from the south/left shared wall, approximately 73' from the back/west shared wall and approximately 10' from the east/front privacy wall.

**Continued**

3. The new addition will be stucco and painted to match the existing.
4. The new flat roof will match the existing.
5. A 4' x 4' skylight will be added to the main house roof just before the addition.
6. No window or doors will be added to the addition.

**Entry door**

1. The existing set of wood entry doors will be removed.
2. A set of iron and glass doors will be installed in the same location.
3. The new 96" high x 82' wide arched doors are larger than the existing doors.
4. The area around the doors will be repaired, stucco and painted to match after installation.

**Flip front door/window locations**

1. Within the front courtyard, the existing window and door locations will be flipped.

**Window**

1. A tan vinyl window will be installed where the set of doors are currently. The new window will have a 2.5" visible glass to frame edge measurement.
2. The existing window has a 2.25" visible glass to frame edge measurement.

**Door**

1. In the location where the set of windows are currently, a single vinyl door with a wide frame and center glass panel will be installed.
2. The color is to be determined.

Motion passed.

(Dr. Pamela Chambers joined the meeting.)

**Subm. #503361 – Xeriscape, wall inserts– Las Brisas**

10137 E. Topaz D. r– Kosowan

**MOTION:** It was moved and seconded to *approve* this submittal except for the laser cut wall inserts that will be reviewed at the time the Las Brisas submits them for the community.

1. The grass will be removed.
2. The existing 3 Olive trees will remain.
3. The amount of palm trees will be reduced to just one 2-trunk pygmy date palm.
4. Torch glow bougainvillea, artichoke agave, MacDougal's Century plant, trailing white lantana and Myoporum will be planted.
5. Cinnamon brown .5" screen DG will be installed.
6. The paver borders will be salvaged and reinstalled.
7. A new concrete path will be laid at the northwest end of the property, using 3' wide x 5' long sections.
  - a. This walkway will be laid going to a gate in the common area, southwest of the house.

Motion passed.

**Subm. #504132 – Xeriscape, wall inserts within community – Las Brisas**

10201 N. 100<sup>th</sup> Street – Las Brisas HOA

This submittal has been removed from the agenda and will be reviewed when the complete packet for community wide standards has been submitted.

**Resubm. #480901 – Paint pop outs–Casa Del Cielo**

10081 E. Calle De Cielo Cr.– Kay

**MOTION:** It was moved and seconded to *approve* the pop outs as painted and require the windowsills to be painted the body color of the house.

Motion failed, due to the lack of a second.

**MOTION:** It was moved and seconded to *approve* the house and pop outs as painted.

1. The homeowner was given approval to paint the pop outs Dunn – Edwards Bison Beige.
2. This pop out color is on the Casa Del Cielo approved palettes.
3. The raised surface on the exterior walls have been painted Bison Beige as submitted and approved on 4.12.2023.

Motion passed. Matt Metz opposed.

**Subm. #504206 – Change AC Screening Rule – Suntree East HOA**  
10545 E. Via Linda – STE HOA

**MOTION:** It was moved and seconded to recommend to the SRCA Board to reject the request from the Suntree East Board of Directors to modify screening requirements, and to keep the existing language in our Guidelines that reads as follows:

**Machinery**

2. All Authorized Equipment must be screened by screening walls in approved locations in order to conceal it from view of neighboring properties, common areas, streets, and the Lake. Screening walls must have a surface material, texture, and color to match the existing structure and must be integrated architecturally with the design of the building or structure.

Motion passed.

**Adjournment:** The meeting was adjourned at 4:39 p.m.