

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

December 13, 2023

Held in person and via Zoom

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

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Dr. Pamela Chambers	Member
	Tom Mitchell	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Jan Biles	9508 N 105th St.
	Judy Mess	9502 N. 105th St.
	Chris Turbyfill	10215 N. 100th Pl.
	Kevin Cashman	9202 N. 96th Pl.
	Zana Fox	10055 E. Mountainview Lake Dr. #2015
	Mr. & Mrs. Frankito	9989 E. Bayview Dr.
	Lee Pagnan	10665 E. Mission Ln. (via Zoom)
	Beth Feldman	10235 N. 99 th Pl.
	A.C.E. structural engineering	Architect for Pagnan (via Zoom)
	Mr. & Mrs. Spencer	10492 N. 106th Pl. (via Zoom)
	Richard Norris	Architect for Spencer (Via Zoom)
	Mr. & Mrs. Finkelstein	10470 N. 106th Pl. (Via Zoom)
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166

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 November 15, 2023, and November 21, 2023, meeting minutes.
--------------------	--

Motion passed. Carolyn Wheelock abstained.

Review of Submittals:

Subm. #521960 – Addition– Andalusia III

10665 E. Mission Ln. – Pagnan

MOTION: It was moved and seconded to *approve* the addition to the southeast/left side of the house.

The existing lot coverage is 27.29%.

The new lot coverage will be 32.08%.

One tree will be removed for the construction.

1. The new addition will add 857 square feet matching the property line with the back corner setback toward the house.

2. The setback on the right/southwest side of the addition will be 5.3' from the shared wall.

Approved: _____

Architectural Meeting 12/13/2023

3. The front wall is 11.8' long.
4. The side wall is 36' -5 1/16" which connects to a short 4' 15/16" and another 7.5' wall that angles back toward the house.
5. This wall connects back to an 8.4' long wall that extends back toward the rear and connects to another 18.4' long wall that attached to existing house.
6. The addition will have a flat roof with an 8" parapet wall with a. 8" pop out the top to match the garage and scuppers. It measures 14' tall.
7. Front yard / visible windows remained arched. All rear yard / not visible windows remain straight.
8. There will be 2 new windows on the front of the house.
 - a. On the South side, 1 window will be relocated to the new exterior of the home.
 - b. On the East side, 1 window will be added.
9. The addition will be finished to match the existing house stucco and paint.
10. No doors, no new lighting.
11. The windows will match the current front windows.

Motion passed.

Resubm. #492719 – Casita with Covered Patio – The Estates
 10492 N. 106th Pl.– Spencer

MOTION: It was moved and seconded to *disapprove* the casita and covered patio.

Motion failed.

MOTION: It was moved and seconded to *approve* the rear yard casita and covered patio. Motion passed. Matt Metz and Carolyn Wheelock against.

1. The existing lot coverage is 19.3%. The new lot coverage will be 24.7% instead of the previous 23.9%.
2. The casita will be in the shape of an L and set in the northwest corner of the property, the left back corner.
3. The roof will be tiled to match the house with a maximum height of 13.6' at the top of the ridge with a 4" slope instead of the 5' slope.
4. The roof will be the same roof tiles, Boral Mission S Apple Bark as the primary residence.
5. The pop out at the roof line will match the one on the primary residence.
6. The west wall section of the structure will be 49' long x 16.37' wide.
7. The north wall section of the structure that connects to the west wing will be 50' long x 18' wide. These dimensions stay the same. A vertical brick pop out will be added to the west end of the north wall. The brick will be painted to match the structure. Screen walls measuring 5' will be constructed to screen the AC compressor at the east end of the north wall.
8. The west/left side of the structure will now have a ground to roof line brick pop out added with a pitched roof section. The brick will be painted to match the structure. There will still be 3 windows on the west side.
9. The covered patios on the interior east and south side of this L shaped structure will now have a flat roof that comes out from the pitched roof. The west covered patio will be 10.7' wide x 18.9' long and the north section will be 19.3' long x 8' wide.
10. The covered patio will connect to the casita and there will also be 3 square support columns.
11. Under the covered patio on the east side of the west wing, there will be 20' long set of bi-fold doors, as well as 2 sets of 8' long sliding doors and windows installed.
12. The windows will be Andersen E series wood clad composite black frame windows, the same style color and brand as the primary residence. The operable windows will have grids, the fixed windows will not have grids.

Approved: _____

Architectural Meeting 12/13/2023

13. The exterior sliding doors will be Andersen E series wood clad composite black frame sliding doors with grids, the style color and brand as the primary residence.
14. The light sconces will match the existing light sconces installed on the primary residence, 5 fixtures on the south side, no fixtures on the north or west side and 4 fixtures on the east side.
15. The body will have stucco to match the primary residence and the new structure will also be painted Dunn – Edwards Vanilla Shake to match the primary residence.

Subm. # 519214 – Edison lights – Andalusia I

9202 N. 96th Pl. – Cashman

MOTION: It was moved and seconded to *disapprove* the Edison lights as installed. The homeowner is invited to resubmit for Edison lights that will be installed in a location that meets the guidelines.

Motion passed.

Subm. #520732 – Landscape, pavers, walkways – Las Brisas

10215 N, 100th Pl. – Turbyfill

MOTION: It was moved and seconded to *disapprove* the submittal as presented. The homeowner is invited to resubmit with the following changes::

No cutouts in the cool decking on the back patio.

Clearer information as to the pavers in the front entry and the transitions.

Decking fascia board will be installed to trim the deck on the lakeside.

This can be reviewed on the staff level once the additional information is received.

Motion passed.

Subm. #520902 – lakeside pool with retaining walls, deck, walkway, artificial turf, landscaping, and pool equipment screening – Lakeview Estates

9989 E. Bayview Dr. – Frankito

MOTION: It was moved and seconded to *approve* the lakeside pool with retaining walls, deck, walkway, artificial turf, landscaping, and pool equipment screening.

The existing plants and trees in the area that will be changed will be cleared and the ground leveled. The existing pool and spa will be backfilled to create deck area.

The stairs to the lake and the lakeside landing will remain. The existing back patio and walls will remain. New travertine will be installed on top of it. The existing pool equipment location will be reused. A new screen wall will be built. All walls will remain. The side gate will be removed for excavation and reinstalled after. No firepits or light fixtures will be installed.

Pool with retaining walls

1. The minimum setback for any retaining walls from the lake is 12.7’.
2. A 50’ long x 12’ wide swimming pool will be installed 14’ from the property line and right at the lake edge. It will be 13’+ from the east property line and 48’ from the west shared property line.
3. The pool will be a maximum of 10’ high from ground level on the slope.
4. The pool will be surrounded by retaining walls that will be 4’ – 5’ from grade and will be stucco and painted to match the house.
5. 2 columns measuring 2’ x 2’ x 24” will be built at the north end of the pool closer to the house. The columns will be stucco and painted to match the house with a Travertine cap on the top.
6. A 7’ x 6’ Travertine step pad will be installed between the pool and the pool equipment that will be on the east side of the house.
7. The interior of the pool will have steps and Aqua blue mini pebble surface.
8. The waterline tile will be Noble NVSP 62436 Sparta Blue.
9. The pool coping will be bullnose Coastal Roman Travertine.

Approved: _____

Architectural Meeting 12/13/2023

10. There will be a 10.6' long planter area at the lake end of the pool.

Decking, Raised area, Walkway

1. The existing pool and spa will be filled and covered with Travertine in Coastal color 1 piece pattern.
2. All of the concrete deck areas will be covered with Travertine.
3. The Saltillo tiles on the steps will remain.
4. A 22' long x 8' wide raised area on the west side of the pool will have .5" granite in the color Gila Brown. It will have 4' high retaining walls stucco and painted to match the house.
5. A new walkway measuring 3' x 10' will be created connecting the raised area next to the pool to the existing walkway.

Artificial turf

1. TurfHub Coastal blend pro with a face weight of 76oz. will be installed in an area measuring 52' x 10'.

Landscaping

1. 8 Oleanders, 4 Hopseed, 6 Boxwood beauties and 2 Texas sage will be planted.

Pool equipment screening walls

1. A 6' long wall will connect to the house and a 6.7' long wall for pool screening.

Motion passed.

Subm. #522413 – Change Community garage door color– Venetian Condominiums

10055 E. Mountainview Lake Drive – Venetian HOA

MOTION: It was moved and seconded to *approve* the change to all of the garage door's color. The garage doors are now painted the optional wood trim color , Dunn - Edwards Palette 19-15 Wood Trim Only DET626 Metal Fringe.

Motion passed.

Subm. #522419 – AC Screening– Suntime East

9502 N. 105th St. – Mess

MOTION: It was moved and seconded to *disapprove* the submittal as presented. The homeowner is to resubmit with clearer information regarding the pop out detail to the additional AC screening being added to the parapet wall. This can be reviewed on the staff level.

Motion passed.

Adjournment: The meeting was adjourned at 4:50 p.m.