

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**

**ARCHITECTURAL COMMITTEE MEETING**

**November 12, 2025**

**Held in person and via Zoom**

Scottsdale Ranch Community Association

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

**Members**

|                 |                  |                   |
|-----------------|------------------|-------------------|
| <b>Present:</b> | Matt Metz        | Chair             |
|                 | Ron Auerbach     | Vice Chair        |
|                 | Michele Holzman  | Member            |
|                 | Carolyn Wheelock | Member            |
|                 | Doug Kiley       | Member            |
|                 | Louba Rapoport   | Member (via Zoom) |

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

**Others**

|                 |                      |  |
|-----------------|----------------------|--|
| <b>Present:</b> | Steve Grady          | 10158 E. Topaz Dr.                         |
|                 | Jeff Crane           | 9705 E. Mountain View Rd. #1078            |
|                 | Jake Amrani          | 9705 E Mountain View Rd #1056              |
|                 | Barbara Lewis Damari | 9873 E. Turquoise Ave.                     |
|                 | Andrea Price         | 10655 E. Mission Ln. (via Zoom)            |
|                 | Hamid McGee          | 9674 E. Cinnabar Ave. (via Zoom)           |
|                 | Jeff Crane           | 9705 E. Mountain View Rd. #1078 (via Zoom) |
|                 | Paul Mac Dougall     | 10080 E. Mtnview Lake Dr. #166 (via Zoom)  |

**Call to Order:** Matt Metz 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 the October 22, 2025, meeting minutes with the amendment.

Motion passed.

**Review of Submittals:**

**Subm. #622352 – Community Gates - Racquet Club**

9705 – 9711 E. Mountain View Road – Racquet Club HOA

**MOTION:** It was moved and seconded to **approve** the new community gates and new gate arm with the stipulation that the LEDs on the gate arm be reduced if there are any issues with the brightness. New community gates and gate arm will be installed at the front entrance to the Racquet Club.

**Gates**

The new cast iron entry and exit gates will have a 6' high arch with vertical pickets with spear tips and installed in the existing locations.

The new gates are the same size as the existing gates.

The new 6' gates will open at the center of the arch.

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

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The gates will be powder coated black.

The existing fencing will be painted to match the new gates being installed.

Each side will have the new RC oval logo design.

An example of the new gates with the oval logo design is installed at the Bella Vista community located at 14000 N. 94th St. Scottsdale.

Gate Arm

A new more sleek gate arm will be installed in the existing location.

This is the same gate arm as installed at the Las Brisas community.

Motion passed.

**Subm. #623351 – Roof – Mirador**

9873 E. Turquoise Ave.– Lewis/Damari

**MOTION:** It was moved and seconded to **approve** the full roof replacement. Eagle #4602 Concord Blend Bel Air (Flat) concrete roof tiles will be installed over the entire roof.

Motion passed.

**Subm. #620976 – Roof – Haciendas Del Lago**

9674 E. Cinnabar Ave.– Perry/McGee

**MOTION:** It was moved and seconded to **approve** this new roof on the tile portion of the house.

The underlayment, roof battens, T-tops, pipe jacks, and metal flashings will be replaced.

New 2 pieces roof tiles, a bird stop and a 3" drip edge will be installed.

The new tiles will have mud cement packs at transition points.

Motion passed.

**Subm. #622470 – Patio Cover change from lattice to solid – Las Brisas**

10157 E. Topaz Dr. – Kiley

The committee did not see any issues with the solid patio cover and extension of the view deck.

Once a determination is made by the homeowner of the material to allow for a view area for the east end of the patio cover, an email vote will take place.

**Subm. #622632 – Attached storage shed – Andalusia III**

10655 E. Mission Ln. – Price

**MOTION:** It was moved and seconded to **approve** to construct an attached storage shed.

The shed is 10' height, 10' long, and 8' wide will be constructed against the east side the house.

The storage shed will be made of hollow concrete blocks (CMUs) and finished with the same sand finish stucco that is identical to the house.

It will be painted Dunn – Edwards DEW325 Vanilla Shake to match the house.

It will have a flat roof with the same height pop out detail to match what is already on the west side of the house.

The shed will be 17' from the east shared wall, 110' from the west shared wall, 48' from the south shared wall, and 20' from the north/front privacy wall.

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

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On the inside, lighting and flooring will be installed.

No windows will be installed.

A 36" x 80" Universal/Reversible Premium 6-Panel Primed Steel Door will be installed on the east side of the shed for access.

Motion passed.

**Subm. #622660 – 2 Roll down shades – Mission Monterey**

9797 N. 100th Pl.– Blacksten/ Molnar

**MOTION:** It was moved and seconded to ***disapprove*** both roll down shades. Installation requires the mechanism to be encased in a metal housing that is painted to match the color of the home or mounted so not to be visible. The entire unit (roll down shade and mechanics) are to be the same dimensions as the windows/sliding doors where it is being installed. The metal housing is required to be installed underneath overhangs, and these are not allowed to be installed on pop outs. A resubmittal addressing the requirements can be submitted for staff review.

Motion passed.

**Open Discussion:**

A second draft of proposed language regarding commencement of work prior to permits will be presented for discussion at the next meeting.

**Adjournment:** The meeting was adjourned at 4:33 p.m.