

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**

**ARCHITECTURAL COMMITTEE MEETING**

**November 19, 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.               |
|                 | Christine Pimentel | 9678 E. Gold Dust Ave.           |
|                 | Jake Amrani        | 9705 E. Mountain View Rd. #1056  |
|                 | Dory Daniel        | 9638 E. Cochise Dr.              |
|                 | Matt Lundh         | Contractor for Latzman           |
|                 | Mack Shaw          | Contractor for Latzman           |
|                 | Zack Mykytick      | Contractor for Latzman           |
|                 | Adrienne Hart      | Contractor for Lewis             |
|                 | Kai Sun            | 10474 N. 96th Pl.                |
|                 | Michael Cowan      | Contractor for Sun               |
|                 | Hamid McGee        | 9674 E. Cinnabar Ave. (via Zoom) |
|                 | Duane Reid Carlson | Nyah Nail Salon (via Zoom)       |
|                 | Tyler Tse          | Contractor for Lewis (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 27, 2025, meeting minutes and the November 12, 2025, meeting minutes.

Motion passed.

**Review of**

**Submittals:**

**Subm. #622375 – 2 installed pergolas and 1 installed trellis - Haciendas Del Lago**

9678 E. Gold Dust Ave. – Pimentel

**MOTION:** It was moved and seconded to **approve** the 2 installed pergolas and 1 installed trellis All 3 structures are brown aluminum.

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

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#### Structure A

Structure A has been constructed next to an existing tile roof patio cover.

It is 14' long x 12' deep x 9' high and 9' from the shared wall.

The structure has 2 straight posts that are fastened to the paver at the ground level and the same height as the existing patio cover.

#### Structure B

Structure B is constructed in front and attached to the tile roof patio cover.

It is 30' long x 8' deep x 8.5' high.

The structure has 2 straight posts that are fastened to the cool decking at the ground level and the same height as the existing patio cover.

#### Structure C

Structure C is an arbor that is installed along the north shared wall. This trellis must have a climbing plant material.

The structure is 19' long, 2' wide x 9' high and 3' from the shared wall.

Motion passed.

#### **Resubm. #616124 – Landscape – Ensenada Del Oro**

9638 E. Cochise Dr.– Daniel

**MOTION:** It was moved and seconded to ***disapprove*** this landscaping request due to the plantings are out of character with both the home and the neighborhood. The quantity and placement of the cacti that were installed without a design and planned placement. The homeowner is encouraged to consult a landscape architect for guidance.

Motion passed.

#### **Subm. #623519 – Closet addition – MV/Heritage Place**

10978 E. Palomino Rd.– Latzman

**MOTION:** It was moved and seconded to ***approve*** this closet addition.

A 155 square foot 9.4' wide x 18' long closet addition will be constructed on the west side of the home.

This closet addition will tie into the master bedroom.

The addition will have stucco to match the existing, paint, pop outs, and a flat foam roof to match the house.

The addition will be 30.4' 13/16" distance from the privacy wall.

There will be 3 windows installed 7' from ground level for privacy and light.

The windows will match the existing windows on the house.

The total lot coverage will be 26.7%.

Motion passed.

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

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**Subm. # 622657 – Wall modification, walkway, gate, landscape, landscape lighting – Lakeview Estates**

10327 N. 99th St.– Mettemeyer

**MOTION:** It was moved and seconded to **approve** the wall modification, walkway, gate, and planting of the Palo Verde tree. The rest of the landscaping and landscape lighting can be reviewed on the staff level.

**Walls**

**Front privacy wall**

The 13' long x 8' wide x 4' high privacy wall will be moved back to be flush with the garage. once moved a 4x4 entry gate is being placed in the center of the wall.

In the new location, the wall will be 24' from the inside edge of the sidewalk, 23' from the south shared property line and 42' from the north shared property line.

It will be finished to look the same as existing.

**Trash bin wall**

The current trash bin wall on the left side of the driveway will be removed.

Poured concrete will be done to match the driveway where the wall was previously.

**Walkway**

The front walkway will be moved to be centered with the front door.

The walkway will be the same dimensions, 4' wide x 48' long.

Platinum Ice brushed Travertine pavers will be installed as step pads, the same as the example of these pavers on the lakeside of the home.

**Gate**

A 4' x 4' oxidized steel gate will be manufactured and installed in the wall opening centered over the new walkway.

The gate will have center vertical oxidized steel slats without spacing and a frame around with an arched top. A picture has been supplied.

There will not be any support columns.

1 Palo Verde tree will be planted 15' from the north shared property line and 15' from the inside edge of the sidewalk to the west.

Motion passed. Ron Auerbach opposed.

**Subm. #623518 – Roof, paint , front door, courtyard, gates, light fixtures, garage doors – Hillcrest**

11148 E. Carol Ave. – Lewis

**MOTION:** It was moved and seconded to **approve** a roof, paint , front door, courtyard, gates, light fixtures, and garage doors. Painting of the windows is not permitted.

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

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## Roof

A full roof replacement will be done.

Eagle #4595 Dark Charcoal Bel Air (flat) concrete roof tiles will be installed over the entire roof.

The stucco roof fascia will be reduced to a single bevel stucco fascia.

## Paint

The entire house will be painted Dunn – Edwards Palette 18-15.

The body, pop outs, roof fascia, and pony wall will be painted Dunn – Edwards DEW343 Pearl Necklace.

The window frames will not be painted.

## Front door

The existing double doors and sidelights will be removed.

A new anodized black iron and rain glass pivot door with sidelights and a rectangular transom window will be installed.

Overall dimensions - 104" long x 144" high.

Door - 72" long x 11" high.

Sidelights – 16" wide x 11" high.

Transom – 104" long x 33" high.

## Courtyard

A 42" high courtyard will be constructed that will connect to the front columns and extend to meet the house on the right and left.

The existing columns will be squared.

A gate will be installed between the 2 entry columns.

The walls will be painted Dunn – Edwards DEW343 Pearl Necklace.

## Gates

Courtyard gate - A 2.36" wide x 42" high black iron front patio gate with horizontal slats will be installed.

RV gate – A same size 60" wide x 72" high black iron RV gate will replace the current RV gate.

The new gate will have vertical slats with open spacing.

Both gates will have the same gap in the black iron slats as the RV gate.

## Light fixtures

All exterior lights fixtures will be replaced.

A total number of fixtures will be supplied by the homeowner.

No new fixtures will be installed in new locations.

The vertical black metal and black ripple glass wall mount fixtures will be smaller than the intended 30" high x 5' wide ET2 LED E30283-125BK fixtures that use 2 bulbs each.

These smaller fixtures will accommodate the 800 lumens requirement for each fixture.

## Garage doors

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

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Clopay Avante black aluminum and glass garage doors will be installed.  
The doors have a black anodized frame and 4 rows of white laminate glass panels.

Motion passed.

(Ron Auerbach left the meeting.)

**Subm #624046 – Requesting approval of unapproved changes– Ensenada Del Oro**

10474 N. 96th Pl.- Sun

**MOTION:** It was moved and seconded to **disapprove** the unapproved changes that were done as the metal is not consistent with the existing dominant wood features or the existing pop out detail on the home. The homeowner is to correct the changes back to what was originally approved.

1. The 12' thick wood pop out detail added on the front and interior wall of the addition will have the metal removed. This approved wood pop out is to be painted Weathered Brown.
2. The 12' wood beam over the entry way is to be painted weathered brown.
3. A ridged metal material that has been added on top surfaced of the of the 12" pop out detail on the addition is to be removed.
4. The metal strip on the addition's roof line is to be removed, and the approved double pop out roof line pop out detail is to be completed on the parapet wall.

Motion passed.

**Subm. #624051 – Monument sign, wall sign - Nyah Nail – Mercado**

10105 E. Via Linda Ste A108 - Pacely

**MOTION:** It was moved and seconded to **approve** the monument sign and **disapprove** the wall sign. The wall sign is larger than the approved total height of 30". The salon owner is to resubmit with an adjusted mockup for the wall sign.

Monument sign

An 8' long x 1.875" high aluminum panel with white acrylic backing and black perforated vinyl letters saying, Nyah Nail Boutique will be installed in the top slot on the Via Linda monument.

Motion passed.

**Subm #624403 – Garage Door – Haciendas Del Lago**

9674 E. Cinnabar Ave. - McGee

**MOTION:** It was moved and seconded to **disapprove** the requested garage door as it is out of character for the current home. The homeowner is to include the garage door in the planned upgrades for the home that will be submitted for review.

Motion passed.

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

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## **Administrative Agenda Items:**

### **Change to Guidelines for Commencement without permits**

**MOTION:** It was moved and seconded to ratify the written unanimous **approval** of the commencement of work language as follows:..

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#### **Approvals**

Any approval of a project (or projects) by the SRCA Architectural Committee shall be null and void if required City of Scottsdale, County, State or Federal permits have not been obtained by applicant prior to commencement of work, or if such permits were denied. All required permits must be obtained by the Owner at their sole cost.

In the event that permit-issuing authorities require alterations or modifications of an SRCA Architectural Committee approved project, the entire project must be resubmitted to the Architectural Committee with the mandated modifications or alterations noted. Resubmittal to sub-associations, if applicable, is also required.

All applications submitted will be acknowledged by SRCA with a date stamp. It is the responsibility of the applicant to verify receipt of the application if it is not delivered in person to an administrative employee of SRCA during office hours.

For projects requiring City, County, State, or Federal permits, no demolition, excavation, construction or other work Visible From Neighboring Property, the street, or Common Areas shall commence prior to obtaining said permits.

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#### **Commencement of Construction and Timeframe for Completion of Construction**

Upon written receipt of approval, an applicant shall commence construction, reconstruction, alterations, or other work pursuant to the approved drawings within ninety (90) days or such other time period that is specified by the Committee, taking into account other approvals that must be obtained for a project, subject to obtaining all necessary permits required by governmental agencies. If the project is not started within ninety (90) days or such other time period that is specified by the Committee, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the ARC prior to the expiration of such ninety (90) day period and upon a finding by the ARC that there has been no change in circumstances, the time for such commencement is extended in writing by the ARC.

For projects requiring City, County, State, or Federal permits, no demolition, excavation, construction or other work Visible From Neighboring Property, the street, or Common Areas shall commence prior to obtaining said permits.

Following commencement of construction, the portions of the project that are

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Visible From Neighboring Property must be completed within the time frame imposed by the ARC, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, or natural calamities. The general time frame for completion of minor projects shall be three (3) months and the general time frame for completion of major projects shall be six (6) months. However, an Owner may request a longer time frame for completion at the time of submitting his or her application by submitting a proposed construction schedule to the ARC for consideration. If an Owner fails to comply with the above time limits or alternative time limits approved by the ARC, the ARC shall notify the Association of such failure, and the Association, at its discretion, may pursue enforcement by any means available under the Association's governing documents and/or by law.

Motion passed.

### **2026 Meeting Dates**

**MOTION:** It was moved and seconded to ***approve*** the 2026 meeting schedule as follows:

### **2026 Architectural Committee Meeting Dates**

Meetings are held on the 2nd and 4th Wednesdays of each month @ 3:30 P.M.

@ The Scottsdale Ranch Community Center, 10585 N. 100th Street

January 14, 2026

January 28, 2026

February 11, 2026

February 25, 2026

March 11, 2026

March 25, 2026

April 8, 2026

April 22, 2026

May 13, 2026

May 27, 2026

June 10, 2026

June 24, 2026

July 8, 2026

July 22, 2026

August 12, 2026

August 26, 2026

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September 9, 2026

September 23, 2026

October 14, 2026

October 28, 2026

November 11, 2026

**\*\*** November 18, 2026

December 9, 2026

**\*\*** December 16, 2026

**\*\*** Date has been changed to accommodate a Holiday.

Motion passed.

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

10157 E. Topaz Dr. – Kiley

**MOTION:** It was moved and seconded to ratify the action done by unanimous written consent for the following:

The homeowner has changed from the approved wood slat patio cover to a solid patio cover.

The roof area will become added view decking with a 4' high railing on the east side only.

The north, south and west sides of the new roof will have 4' parapet walls.

The patio cover will be constructed in the same location as previously approved.

This structure will be added to the east end of the addition.

The patio cover will be 16' long x 24' wide with a total height of 12.4' in the same location as the original lattice patio cover approval.

There will be a support columns at both ends.

The paved area under the patio cover is 14' long x 24' wide.

There will be a 4' high parapet wall.

The patio cover will still be constructed behind the pony wall, 25' from the lake edge.

Motion passed. Doug Kiley abstained.

**New Committee member**

**MOTION:** It was moved and seconded to **approve** adding Steve Grady as an Architectural Committee member and present this to the board for approval.

Motion passed.

**Adjournment:** The meeting was adjourned at 4:57 p.m.

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

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