

9COTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

December 10, 2025

Held in person and via Zoom

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

Members

Present:

Matt Metz	Chair
Ron Auerbach	Vice Chair
Doug Kiley	Member
Louba Rapoport	Member

Members Absent:

Michele Holzman	Member
Carolyn Wheelock	Member

Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:

Steve Grady	10158 E. Topaz Dr.
Mike March	Architect for Carter
Amanda Lathem	10448 N. 106th Pl. (via Zoom)
Duane Reid Carlson	Nyah Nail Salon (via Zoom)
Taylor Carter	10404 N 106th Pl Lot1 & 2 (via Zoom)
Fran Roberts	9380 N. 96th Pl. (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 November 19, 2025, meeting minutes.

Motion passed.

Review of

Submittals:

Resubm. #616880 – Basketball court and gym – The Estates

10404 N 106th Pl Lot1 & 2 – Carter

MOTION: It was moved and seconded to **disapprove** the basketball court and gym due to concerns over the impact of such a large structure on neighboring properties, including the height and location of the structure. The homeowners are invited to come back to the committee with something that is no higher than the non-pitched areas of the existing house, with the same architectural detail, and moved as far away from the side property line as possible.

Motion passed.

Approved: _____

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Subm. #619036 – Storage shed – Andalusia I

9380 N. 96th Pl. – Roberts

MOTION: It was moved and seconded to **disapprove** this request for the installed shed as a structure this tall must have stucco, paint, and roof to match the existing home; in addition, all sheds must be set back 5' from the property line.

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 modified wall sign and presented.

A 2.5' high x 12' long internally illuminated black pan channel letter sign will be installed centered over the entry to the business.

The sign will be flush mounted to the wall of the building with white LED lighting, 5" black aluminum returns, .75" black aluminum returns and .75" black trim cap retainers.

The sign will be black during the day and white at night.

Motion passed.

Adjournment: The meeting was adjourned at 4:17 p.m.

Approved: _____

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