

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

January 14, 2026

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
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Michele Holzman	Member
	Steve Grady	Member

Members

Absent:	Louba Rapoport	Member
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Staff Present:

Diane Botica	Architectural Liaison
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Others

Present:	Marcus Meyer	10295 E. Cochise Dr.
	Jake Amrani	9705 E. Mountain View Rd #1056
	Frank Safcik	10915 E. San Salvador Dr.
	Tammy Luis	10222 N. 103rd Pl.
	Kurt Jones	10925 E. San Salvador Dr. (via Zoom)
	Michele Vierra	10149 E. Topaz Dr. (via Zoom)
	Dallas Harting	9939 E. Bayview Dr. (via Zoom)
	Pete	(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 December 17, 2025, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #627153 – Solar panels – Las Brisas

10149 E. Topaz Dr. – Vierra

MOTION: It was moved and seconded to *table* this solar submittal as the required completed affidavit has not been received in order to review this submittal. The homeowner has also been asked to clarify the conduit installation locations and painting.

Motion passed.

Approved: _____

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Subm. #627471 –Solar panels – Hillcrest

11094 E. Sorrel Ln. - Pasricha

MOTION: It was moved and seconded to **table** this solar submittal as the required completed affidavit has not been received in order to review this submittal.

Motion passed.

Subm. #628237 – Add garage, storage area, and landscape – Unit 8

10295 E Cochise Dr.– Meyer

MOTION: It was moved and seconded to **approve** this submittal as presented.

Motion failed.

MOTION: It was moved and seconded to **approve** this submittal with the stipulation that the existing garage/future storage section of the structure remain at its current height with a 6' step back and then continue with the new planned height of 17'.

The existing garage will be converted to storage. A new garage and landscaping will be added. The total lot coverage is 35.9%.

Storage

The modified storage area will be reduced to 400 square foot.

The existing garage/future storage section of the structure remain at its current height with a 6' step back and then continue with the new planned height of 17'.

The new setback measurement will be 21.2' from the closest edge of the storage structure to the inside edge of the sidewalk.

The east wall will maintain the existing setback.

The pop out details will remain part of the wall facing the street as represented on the plans.

The pop outs and walls will be finished to match the existing house stucco and paint.

Gray scuppers will be added.

2 - 5' long x 18" high windows will be with silver aluminum frames and frosted glass will be added to the street facing wall, 8' above ground level to match the garage door and the entry gate/door height. The new windows will have the same color and visible glass to frame edge measurement as the existing windows on the house.

New garage

A new 697 square foot garage will be added on the east side of the home.

This garage will be 17.10' high at the top of the parapet wall.

The setback will be approximately 25' from the inside edge of the sidewalk to the north and 5' from the shared property line to the east.

Pop out details will be added to the walls.

The pop outs and walls will be finished to match the existing house stucco and paint.

Gray scuppers will be added.

The gray poured concrete driveway will match the new curved walkway.

A 7' wide x 2' high clearstory silver frame window will be on the east wall. The new window will have the same color and visible glass to frame edge measurement as the existing windows on the house.

A flat panel black modern steel garage door with 4 horizontal clear glass windows stacked vertically down the left side will be installed.

Approved: _____

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Landscaping

The area of existing garage removed will be landscaped.

Artificial turf will be laid where part of the previous garage area has been removed.

A gray poured concrete 31 wide curved walkway through that area to the gated entry way to the home.

3-10' – 12' tall Cypress trees with two plants planted between them along the wall facing the street of the new storage.

Entry gate/door

This entrance between the garage and the storage area will have a door installed. It's 3' wide x 8' tall and will be installed where the new walkway is being poured to access the existing front door.

Lighting

New exterior light fixtures will be installed on the

4 fixtures will be installed on the garage walls facing the street.

Mod 47" long x 3" wide x 1.8" deep black aluminum vertical mount LED light band fixtures with light that emits from both sides will be installed.

The fixtures will be 120 lumens, 3000K each. Pictures included.

No light fixtures as listed for approval of any other locations on the exterior.

Motion passed. Matt Metz opposed.

Subm. #627594 – Bathroom addition, part doors, part windows – MV/Heritage Place

10925 E. San Salvador Dr. – Jones

MOTION: It was moved and seconded to **approve** the bathroom addition, part doors, part windows.

Bathroom addition

The homeowners are requesting approval to construct a 90 square foot bathroom on the east side of the house.

The 9.8' x 6.6' bathroom will be 7' 2.5" from the east privacy wall.

This structure will be 30' from the inside edge of the sidewalk, and 25' from the rear shared wall.

The existing lot coverage is 10.1% of the maximum 40% allowed.

The walls will be finished with an identical pop out, stucco and paint to match the house.

A smaller window will be installed in the existing location of a larger window.

The new window will have the same color and visible glass to frame edge measurement as the existing windows on the house.

A single door will be added on the new bathroom addition.

Doors

A set of sliding doors on the front of the house will be replaced with identical sliding doors.

A set of doors will be installed in an existing location where double doors are currently located on the west wall.

Approved: _____

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Motion passed. Ron Auerbach abstained.

Subm. #627767 – Pergola changed to patio cover, spa – Lakeview Estates

9988 E Bayview Dr. – Montano

MOTION: It was moved and seconded to **approve** the patio cover, spa, and television as submitted.

Pergola to Patio Cover

The existing lakeside pergola and support posts will be removed.

The 12' long section of curved wall behind the existing pergola will be raised to 8' high. It will be finished to match the existing.

A brown solid roof Alumawood patio cover will be constructed that will cantilever from the newly raised wall section, extending 12' wide x 12' long.

The closest edge of the new patio cover will be 5' from the water's edge and 15' to the shared property line.

A removable TV screen will be installed on the wall facing the lake.

Spa

A 7' x 7' spa with bronze siding and a white interior will be install under the new pergola.

All the machinery will be housed within the unit.

Motion passed.

Subm. #628366 – Barn lights over garage doors – Andalusia II

9915 E San Salvador Dr.– Lacorbiere

MOTION: It was moved and seconded to **disapprove** this request for different styles of lighting being installed on the same residence. The homeowner is welcome to resubmit to install fixtures that are all similar in style. The resubmittal can be reviewed on the staff level.

Motion passed. Ron Auerbach opposed.

Subm. #628207 – Addition, windows, spa, pool, landscaping... – Lake Serena Estates

10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to **approve** everything except for the light fixtures. The addition, full windows, spa, pool, and landscaping have been approved with the stipulation that the addition have a pitched roof that matches the existing.

Addition

Rear extension of living space to be added under covered patio area is to be approx. 1074 sq ft and will have a pitched roof that matches the existing.

This added living space does not affect the architecture of the existing house. Arches will be removed.

The entire 1074 sq ft is currently Covered Patio and the only change is all arches will be squared to accommodate the installation of new window walls which will be installed to maximize Lake Views.

Approved: _____

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Large Living Room Slider 20x10 ft stacking slider.

Family room window to be fixed picture windows (four 8x10) With a 10x10 slider to access the Pool ,patio and BBQ.

The current BBQ will be moved closer to the finished outside wall.

The master bedroom slider will be an 8x8.

A small living space addition of 294 sq ft will be added on the Southeast back of home.

The new structure will be matching the existing building with a flat roof.

This room will connect to lower Bedroom This added square ft is well within the setbacks (see setback detail).

All stucco will match existing smooth sanded stucco finish and repainted in Lake Serena Estates (LSE)approved palette.

Jacuzzi

An 8x8 above ground Jacuzzi will be installed under Patio outside the Master Bedroom slider (see spec sheet)

New Back Yard Retaining Walls - Back Yard Landscaping- New Negative Edge Pool, Firepit
A new 85ft retaining wall will be installed in the center of the back yard to facilitate 22x36 negative edge pool , turf area with above ground seating area and an above ground fire area. This retaining wall will be approx. 8-10ft from the Water's Edge.

The negative Edge of the pool to be 6ft from water's edge with a 24 inch water sheer.

There will not be any railing on the entire 85ft (a 3 ft planter will replace the iron fence.

The planter will be Madison Gold ½ minus DG with Lantana Seating area and Fire Pit (see photos).

Artificial Turf will be installed (see photo and turf spec sheet) White Mable Pavers will be installed as Patio and Pool decking.

Stairs will be installed on each side to access Docks. (10ft)

The existing 35ft of North Iron Fence to Remain as well as the 70ft South Existing Rail will remain. (see photos).

Two or four Medium date Palms will be installed Pool Side (see pool layout).

Daytona 106 artificial turf with colors of field & fescue green blend with thatch fibers and a face weight of 80 oz. will be installed.

Windows

A full window replacement will be done using Milgard Bronze Anodized aluminum frames with. The windows on the rear of the house will be replaced with the sizes and locations in the plans (please see Window Spec Sheet).

Glass Blocks to remain on the South side of garage and are unseen from front or back.

All windows installed will be within the 3.25" visible glass to frame edge measurement.

Currently the window frames in the community are white.

Painting

Repaint the body, pop out, wood trim, in LSE approved palette Dunn – Edwards DEC752 Birchwood.

Approved: _____

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Any lakeside iron fence will be painted Dunn – Edwards Oil Base Syn Lustro Gloss: DE6069
Bannister Brown.

The lake wall will be painted Dunn – Edwards DE6130 Wooded Acre.

Project will begin with Permitting on Jan 17 and completed Jun 30.

Motion passed.

Adjournment: The meeting was adjourned at 4:42 p.m.

Approved: _____

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