

9COTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

December 17, 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
Carolyn Wheelock	Member
Doug Kiley	Member
Louba Rapoport	Member
Michele Holzman	Member
Steve Grady	Member

Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:

Richard & Jocelyn Haddock	10305 E. Cochise Dr.
Cindy Giannetti	10583 E. Palomino Rd.
Marcus Meyer	10295 E. Cochise Dr.
Jim Sheahan	10587 E. Caron St.
Kenna Ose	10559 E Palomino Rd.
Richard Stark	10140 E. Doubletree Ranch Rd. (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 10, 2025, meeting minutes. Carolyn Wheelock and Michele Holzman abstained.

Motion passed.

Review of

Submittals:

Subm. #626351 – Garage addition, convert existing garage to storage – Unit 8

10295 E. Cochise Dr. – Meyer

MOTION: It was moved and seconded to **disapprove** the garage addition, and the conversion of the existing garage to storage due to the impact of the tall mass close to the front of the property with a small front yard footprint.

Motion passed.

Approved: _____

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Subm. #626606 – New light fixtures– Sierra Linda

10583 E. Palomino Rd.– Giannetti

MOTION: It was moved and seconded to **approve** the light fixtures as submitted with the relocation of the house numbers. The house numbers will be relocated beneath the new fixture on the right side of the garage.

1 front entry fixture was installed.

2 - garage wall fixtures will be installed.

The front entry wall light fixture has been replaced.

The same style light fixtures are requested to be installed on each side of the overhead garage door on the top pop out.

Each 12.4" long x 6.1" deep wall sconce fixture has a vertical black rectangular frame with open frame sides and a vertical cylinder of glass in the center.

The automatic night sensor dusk to dawn 3000K integrated LED light fixtures are 10 LED watts, roughly 500 lumens each.

Motion passed.

Subm. #626483 – Attached patio cover to rear of home– Sierra Linda

10587 E. Caron St. – Sheahan

MOTION: It was moved and seconded to **approve** the dark brown aluminum lattice patio cover with recessed lighting that will be attached to the back of the house.

The structure will be Alumawood dark bronze and be 50' long by 10 - 12' deep.

The roof will be open air slats.

The structure is 18.1' to the west property line and over 21' to the east property line.

It will be 31.4' from the back property line.

Motion passed.

Subm. #623410 – Raise pony wall, gate, entry door, pavers – Sierra Linda

10559 E Palomino Rd. – Ose

MOTION: It was moved and seconded to **approve** the rustic iron powder coat new front door will be installed.

A new entry door will full glass and 3 clear vertical sections will be installed in the existing location.

Motion passed.

MOTION: It was moved and seconded to **disapprove** the raised wall, gate, and pavers due to a concern of the wall's uninterrupted mass and existing details that will not be continued on the new wall area. The homeowner is invited to resubmit with some changes to address these concerns. The resubmittal can be reviewed on the staff level.

Motion passed.

Approved: _____

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Subm. #624759 –Courtyard, walkway, landscaping – St. Tropez Estates

10140 E. Doubletree Ranch Rd. - Stark

MOTION: It was moved and seconded to **disapprove** this submittal due to concerns of the multiple hardscape materials, and the configuration of the wall. The homeowner is invited to resubmit with plans that give more detail regarding the wall, columns, pop out detail, and reducing the number of hardscapes.

Motion passed.

Adjournment: The meeting was adjourned at 4:48 p.m.

Approved: _____

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