

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING

January 28, 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 (via Zoom)
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Louba Rapoport	Member (via Zoom)
	Michele Holzman	Member (via Zoom)
	Steve Grady	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Mike March	Architect for Leroy Carter
	Mark Finkelstein	10470 N. 106 th Place
	Avi & Wanda Peretz	10573 N. 99th Pl.
	Jake Amrani	9705 E. Mountain View Rd. #1056
	Russell Lathem	10448 N. 106th Pl. (via Zoom)
	Jeff Zaremba	10299 N. 103rd 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 January 14, 2026, meeting minutes.

Motion passed.

Review of Submittals:

Subm. #629452 – Basketball court and gym – The Estates
10404 N 106th Pl Lot1 & 2 – Carter

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

A 51.2' x 74.5" basketball court and gym structure will be constructed on the property. The north side of the structure has a 10' setback, the west side of the structure has a 25' setback.

Windows and doors – Milgard anodized bronze windows and doors will be installed to match the existing on the house.

The windows have a 2" visible glass to frame edge measurement.

Windows will be installed on the east, south, and west side of the structure.

Approved: _____

Architectural Meeting 1/28/2026

Doors will be installed on the south side of the structure.
No windows or doors will be installed on the north side of the structure.
The structure will have stucco and paint to match the home.
The design of the columns and parapet walls will match those on the residence.

The existing residence has existing portions of the home with a 16' parapet and matching that height for the new structure gives a visual of a continuation of the existing residence and architectural mass.

The subterranean design necessitated a few modifications that enlarged the footprint and orientation. First, the addition of a stairwell expanded the structure's footprint slightly. Secondly, the orientation of the court has changed to a north/south direction.

The gym and entrance were located on the south portion to orient activities towards the interior of our site and eliminate activity at the property line. Windows along the East, West, and South elevations provide visual interest and daylight, while absence of fenestration to the North preserves privacy.

A 15" x 4.75" x 5.50" wall sconce with a black frame and seeded glass sides will be installed at the entrance door facing the interior (south) of our property towards the pool. This fixture will not be visible from surrounding neighbors, but still meets criteria (6W LED/500 Lumens/Dark Sky compliant). There are no longer any exterior light fixtures on the remaining 3 sides of the structure.

Motion passed.

(Ron Auerbach joined the meeting.)

Subm. #630275 – Dock, lighting – Lakeview Estates

10573 N. 99th Pl. – Peretz

MOTION: It was moved and seconded to **disapprove** the lighting due to the high lumens of the strip lighting. The homeowner is welcome to resubmit for an alternative style of dock lighting that will have less lumens. This can be reviewed at the staff level.

MOTION: It was moved and seconded to **approve** the dock portion of the submittal.

Dock

The dock will be the same size and rebuilt in the existing location using Trex Goden Hour medium brown boards for the dock and Trex Toasted Sand boards for the edge that are slightly darker. Toasted sand is a similar color to the current dock's wood.

On the east side of the existing dock adjacent to the grass, there is a high and awkward stepdown from the dock onto the grass. A step down has been created by wrapping the lower dock step part way around the side.

Motion passed.

Approved: _____

Architectural Meeting 1/28/2026

Subm. #630284 – Add paint colors to community paint palettes– Lake Serena Estates

10373-10391 E. Lakeview Dr. – Lake Serena Estates HOA

MOTION: It was moved and seconded to **approve** to add the requested paint colors to the approved house palettes and add black to the iron fencing and gate options as well as and add the option for the homeowners to paint the seawalls the color of the house.

Palettes 1-3 will remain the same.

Adding Palette #4

Dunn – Edwards DE6121 Siamese Kitten – body/trim

Dunn – Edwards DE6122 Dry Creek – body/trim

Iron fencing/gates

Dunn – Edwards DE6069 Bannister Brown – will remain an option for iron fencing/gates.

Dunn – Edwards DEA002 Black – is added as an additional choice for iron fencing/gates.

Seawalls

Dunn – Edwards DE6130 Wooded Acre – will remain an option for painting the seawalls.

Homeowners may also paint their seawall the color of their home.

Motion passed.

Subm. #630249 –Doors entry/garage, part window, lights garage/entry/landscape, house numbers – Sierra Linda

10555 E. Bella Vista Dr. - Ditallo

MOTION: It was moved and seconded to **disapprove** the installed lighting on the house and garage due to the fixtures being inconsistent with the style each other, inconsistent with the style of the home and the lumens of each fixture are above the allowable 800 lumens.

MOTION: It was moved and seconded to **approve** the installed entry doors, window, garage door, landscape lights, and house numbers.

Entry doors

The single door and sidelights were replaced with a 60” x 80” set of black steel and glass double doors that are the same size as the previous door and sidelights.

Part windows

The front arched window and pop out were removed and replaced with a 60” x 60” almond vinyl window.

The new window has a 1” visible glass to frame edge measurement.

The existing windows have a 1.5” visible glass to frame edge measurement.

Garage door

A long panel garage door with 4 stacked rectangular windows down the right side of the door has been installed.

Approved: _____

Architectural Meeting 1/28/2026

Landscape lights

The previous landscape lights have been replaced and more added.

House numbers

The previous house numbers that were on the garage pop out have been removed. 6" steel numbers have been installed on the pop out of the front courtyard wall.

Motion passed.

Adjournment: The meeting was adjourned at 4:36 p.m.

Approved: _____

Architectural Meeting 1/28/2026