

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

February 11, 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
	Louba Rapoport	Member (via Zoom)
	Michele Holzman	Member
	Steve Grady	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Amelia Perry & Hamid McGee	9674 E. Cinnabar Ave.
	Steven Pfannenstiel	10524 E. Cannon Dr.
	Jeremiah Demenech	Contractor for Pfannenstiel
	Jake Amrani	9705 E. Mountain View Rd. #1056
	John Cunningham	9255 n. 100 th Pl.
	Jeff Buchanan	10055 E. Ironwood Dr.
	John Beck	10348 N 99th St
	Peter Klausner	10474 E Terra Dr.
	Amy Raven	Designer for LPS Enterprise, LLC (via Zoom)

Call to Order: Matt Metz called the meeting to order at 3:28 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 28, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #631209– Paint, pergola shade structure, courtyard, gate, pavers, garage door, lighting, landscape, landscape lighting – Haciendas Del Lago

9674 E. Cinnabar Ave.– Perry / McGee

MOTION: It was moved and seconded to **approve** this submittal with the stipulation that the wall will be 6’ high including the wall cap and that a 4’ long x 3’ high cutout with a black/bronze iron grid that matches the gate material, color and pattern will be inserted halfway in the length of 31’ 2.25” wall section to break up the mass.

Approved: _____

Architectural Meeting 2/11/2026

The house and walls will be painted. A pergola, courtyard, gate, pavers, garage door, lighting, landscape, and landscape lighting will be installed.

Paint

There will be no change to the stucco.

The tile band at the top of the walls will be filled and all pop outs will be removed.

The house will be painted Sherwin Williams Scheme 03-15.

The body, pop outs, walls, and wood trim will be painted SW6112 Biscuit.

Pergola

An attached custom built wood medium brown pergola measuring 13' 5.75" wide x 15' deep will be installed on the front of the home.

The pergola is 17' 7.25" from the west shared wall and 4.6' from the front courtyard wall.

Courtyard, gate

A new 6' tall (including wall caps) courtyard will be created. The wall sections measuring 31' 2.25" long with a turn connecting to an 8' 7.5" long wall, connecting to a 6' 2.75" long wall section which connects to 2 - 1.10' x 1.10' columns that will have a 4.2' wide gate opening and the last 18.25' long wall section which will jog back to meet the corner of the garage.

The courtyard wall and columns will have a 2" wall cap using the same pavers as the walkways.

A First Impressions iron 4' wide arched gate consisting of 2 panel black/bronze gate with an iron grid pattern will be installed between the columns.

A cutout with a 4' long x 3' high black/bronze iron grid that matches the gate material, color and pattern will be inserted halfway in the length of the 31' 2.25" wall section to break up the mass.

Pavers

A walkway of Ackerstone Palermo pavers in a 1 - piece pattern will be laid as the walkway from the inside edge of the sidewalk, through the courtyard gates and into the courtyard.

A connecting walkway of the same pavers will connect to the driveway that also has the same pavers laid.

Fountain

A 2.6' wide round natural color limestone stone fountain will be centered behind the new courtyard gates and visible.

Garage door

A Clopay Canyon Ridge collection steel garage door with a cypress slate finish, and no windows will be installed.

Lighting

Larchmont 2 light vintage bronze wall sconces will be installed in all the existing lighting locations.

Approved: _____

Architectural Meeting 2/11/2026

Each fixture is 18.75" x 6" with 3 seeded glass sides and operates using 2- E12 candelabra base bulbs with a total of 800 lumens per fixture.

Landscaping

The existing Ocotillo, Texas Ebony, and Olive trees will remain.

Lavender, Rosemary, Dwarf myrtle, Blue fescue grass, Blue bells, Silver grass, Succulents, Roses, Bougainvillea, and agave will be planted.

Dark brown .5" granite will be used throughout the landscape area.

Landscape lighting

Approximately 21 landscape lights are shown on the exterior of the courtyard wall.

Weathered bronze brass landscape lights will be installed.

7 - 5.25" x 2.5" spotlights and 14 - 15" high x 6" wide path lights will be installed.

The fixtures will line each side of the front walkway, all along the front wall, on the front tree and walkways and trees within the courtyard.

The bulbs 250 lumens each.

Motion passed.

Subm. #629905– ADU – Heritage Court

10524 E. Cannon Dr.– Sheth / Pfannenstiel

MOTION: It was moved and seconded to **approve** the ADU with the following stipulations.

- The stucco pop outs and paint of the ADU must match those of the house.
- The window frames on the ADU must match the house window frames in color and visible glass to frame edge measurement width.
- The drainage between the west wall of the ADU and the shared wall on the west side must be corrected or rectified so it does not affect the shared wall or the neighbor's property.

A 527 square foot 31.11' long x 17.11' ADU (accessible dwelling unit) will be constructed at the northwest corner of the property, 5' from the west shared wall and 30' from the rear/north privacy wall.

The total lot coverage will be 23%.

The structure will be on a slab.

The roof has a downward slope. The roof starts at a height of 10.6' on the east end (interior end pool side) and it slopes down to a 9.1 height at the west end which faces the shared wall that is 5' away.

On that west side of the house that faces the shared wall, a single narrow window, a single glass door, 2 - mini-split heating and cooling units and the service panel will all be installed on the west side of the structure that is 5' from the shared wall.

All PRL 250DT aluminum windows and sliding doors installed will match the house window frames in color and visible glass to frame edge measurement width.

Approved: _____

Architectural Meeting 2/11/2026

A set of 12' multi-panel glass doors that match the color of the house windows and sliding doors will be installed on the east side with windows on each corner facing the pool.

Exterior lighting

2 – anodized aluminum 3.94" x 3.94" x 3.94" square LED wall lights will be installed.

1 will be on the wall that faces the west shared wall at the single door approximately 6' high.

1 will be on the east wall at the multi-panel sliding doors.

Each are 600 lumens.

Motion passed.

Subm. #631217– Canvas shade sail – Las Brisas

10055 E. Ironwood Dr.– Temple Rock, LLC / Buchanan

MOTION: It was moved and seconded to *disapprove* this request for a canvas shade sail for the Las Brisas community as community standards are needed in order to review this request.

Once the topic has been reviewed by Las Brisas and if it is decided to create a community standard, the community standard will be submitted to this architectural committee for review.

Motion passed.

Subm. #631218 – Attached pergola shade structure – Haciendas Del Lago

10318 N. 99th St.– Arikat

MOTION: It was moved and seconded to *disapprove* this request for an attached pergola shade structure as the intent of an attached shade structure does not extend 23' out from the dwelling wall. The homeowners are welcome to resubmit with a request for an attached shade structure that has a consistent depth across the entire length of the structure.

Motion passed.

Subm. #621775 – Patio Cover– Sierra Linda

10580 E. Bella Vista Dr.– LPS Enterprise, LLC

MOTION: It was moved and seconded to *approve* this request for an attached patio cover subject to a staff review of a supplied color match between the structure and the wood trim on the house.

Motion passed.

Adjournment: The meeting was adjourned at 4:52 p.m.

Approved: _____

Architectural Meeting 2/11/2026