

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

March 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:	Thomas Lofy	10154 E. Topaz Dr.
	John & Paula Beck	10348 N. 99th St.
	Fe Villadolid	10156 E. Topaz Dr.
	Anna & Oosama Arikat	10318 N. 99th St.
	Garrett Daynes	10905 E. Tierra Dr.
	Ellen Blum	10353 N. 99 th St.
	John Anderson	10100 E. Caron St. (via Zoom)
	Desmond Hayes	10148 E. Topaz Dr. (via Zoom)
	Paul Villadolid	10156 E. Topaz Dr. (via Zoom)
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (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 February 25, 2026, meeting minutes. Carolyn Wheelock abstained.

Motion passed.

Review of Submittals:

Subm. #633679 – Deconstruct, relocate, and rebuild patio wall - Las Brisas

10154 E. Topaz Dr.– Lofy

The ARC Committee Chair has removed this request from the agenda. The homeowner may resubmit the request for consideration once all previously approved work on the property has been completed and any existing violations have been resolved.

Approved: _____

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This action is based in part on the extended duration of the current construction activity and the resulting unsatisfactory and unsightly condition of the lakeside portion of the property which the homeowner has been cited for.

Upon resubmittal, the homeowner will be required to provide copies of all applicable permits issued by the City. No additional work may commence until the ARC has reviewed and approved the resubmitted application and all required permits have been obtained.

Resubm. #631218 – Attached patio cover – Haciendas Del Lago

10318 N. 99th St.– Arikat

MOTION: It was moved and seconded to **approve** this request for the patio cover with the reduced depth of 12’ at both ends.

An attached black aluminum patio cover will be installed across the full back of the home with support posts.

The depth of the structure has been reduced to 12’ at both ends and remain less in the center, 3.6’ deep in the center adjusting to the exterior wall depth.

This shade structure will be 10’ high and 68.5’ long, the full length of the back wall of the house.

Motion passed. Carolyn Wheelock opposed.

Subm. #634562 – Front and rear elevation changes - MV/Heritage Place

10905 E. Tierra Dr.– Daynes Development, LLC

MOTION: It was moved and seconded to **approve** this request for the front and rear elevation changes with either one of the options below. Homeowner must notify staff what option is selected prior to commencement of construction.

1. The black garage door, the wood trim painted Pearl Necklace, and the breeze block wall painted one of the body/trim colors from the palette.
2. Or with the garage door, wood trim and breeze block wall all painted Black Pool.

Stucco/Paint

The entire home will be smooth stucco.

The recessed designs in the front wall will be filled in with smooth stucco.

The entire house will be painted Dunn – Edwards Palette 18-15.

The body and pop outs will be painted Dunn – Edwards Pearl Necklace DEW343.

The garage door factory Black or Black Pool depending on the homeowner’s staff submittal.

The breeze block wall will be painted wood trim only Black Pool or one of the body/trim colors from the palette, depending on the homeowner’s staff submittal.

Front entry door

Custom black metal pivot door with reeded glass panels, no sidelight. Matte black powder-coated finish. Opening: 5’W x 9’H.

Garage Door

A Safe-Way Garage Doors, Regency Series - Model 66,74, flush panel, double steel, no windows, no decorative hardware. Size: 16’W x 7’H.

Approved: _____

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Lighting

Replace 2 existing sconces flanking front door — same locations, no additional output. Troy Lighting Calla 22" (B1252-TBK). Textured Black. 800 lumens, 11W LED, 3000K.

Windows

A full window replacement will be done using IWC Ambassador aluminum anodized bronze 8200 Series frame.

Windows and sliders are changing sizes as shown on the architectural elevation plans. The new windows will have a 2.25" visible glass to frame edge measurement.

Motion passed. Matt Metz opposed.

Resubm. #616124 – Landscape – Ensenada Del Oro

9638 E. Cochise Dr.– Daniel

MOTION: It was moved and seconded to **disapprove** this request as the number of plants and variety of plants remain out of character for this community. A landscape plan must be submitted showing all of the plants, species, and their locations. In order to create and maintain harmony and consistency within a property, when choosing landscape design/theme, having a large number of different materials, types of landscape and themes is to be avoided. Homeowners are encouraged to stay within the character of the neighborhood.

Motion passed.

Subm. #631133 – Paint, windows, sliders – St. Tropez Estates

10100 E. Caron St.– Anderson/ Hostelley

MOTION: It was moved and seconded to **approve** the arched windows being removed, adding new doors and windows at this time. The paint will be submitted at a later date.

The west/rear wall of the home will have the arched windows removed, new doors and windows installed.

Doors/windows

White WinDor windows and doors will be installed.

A single door 6.83' x 2.75' full lite white aluminum frame door will be installed.

A white vinyl 8' x 23' set of multi panel sliding doors will be installed in the rear wall where the windows are currently located.

A set of 10' x 5' white vinyl folding windows will be installed in the existing location on the rear wall.

An 8' x 6' set of white vinyl sliding doors will be installed in the rear wall.

Motion passed.

Subm. #635567 – Exposed aggregate trim in driveway - Las Brisas

10157 E. Topaz Dr.– Kiley

MOTION: It was moved and seconded to **approve** the area just adjacent to the garages being converted to exposed aggregate in the driveway.

Approved: _____

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The 80' length of driveway that connects to the street will remain unaltered concrete.
The area at the top of the driveway, on the side of the home in front of the garage will have an exposed aggregate laid per the plans attached.
The brown aggregate will be a color match to the existing driveway.

Motion passed. Doug Kiley recused himself.

Lighting Guideline revision approvals: (See Exhibit "A")

- The ARC committee made additional changes to the Lighting Task Group's recommendations for the lighting rules.

Additional lighting updated information was reviewed.

Open Discussion:

- The Neighborhood Signs discussion will continue as additional mockups have been requested.

Adjournment: The meeting was adjourned at 5:34 p.m.