

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING**

**March 25, 2026**

**Held in person and via Zoom**

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Ron Auerbach	Member
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Louba Rapoport	Member (via Zoom)
	Michele Holzman	Member
	Steve Grady	Member

**Members**

<b>Absent:</b>	Matt Metz	Member
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**Staff Present:**

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Ron Blair	10125 N. 106th St.
	Suzanne Malpocher	10193 N. 101 <sup>st</sup> Pl.
	Mr & Mrs Nolan	9835 E. Cinnabar Ave.
	Mike Hughes	10421 N. 10st Pl.
	Lory Rossi	10392 N. 101 <sup>st</sup> Pl.
	Benjamin Wei	10435 N. 101st Pl. (via Zoom)
	Paul Swirski	Contractor for Wei (via Zoom)
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (via Zoom)

**Call to Order:**

Michele Holzman 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 March 11, 2026, meeting minutes. Carolyn Wheelock abstained.

Motion passed.

**Review of**

**Submittals:**

**Subm. # 637639 – Addition, garage, gate, lighting – Heritage Terrace II**

10125 N. 106th St.– Blair/ R&D Family Trust

**MOTION:** It was moved and seconded to **approve** this request with the stipulation that the driveway include the radius turn into the 4<sup>th</sup> garage as drawn on the plans and that the garage and casita addition be moved forward 1’ to reduce the potentially monolithic appearance.

Approved: \_\_\_\_\_

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A 700 square foot casita will be constructed behind the new 280 square foot garage, both will have a flat roof, matching parapet walls (10.10' high) and matching pop outs .

The new structures will be directly attached to the west wall of the existing garage and residence.

All exterior walls will have stucco, paint, and scuppers to match the house.

The new structures will have a minimum of a 24' setback in the front, with a 5' setback from the side and a 20' from the rear property lines.

The new lot coverage will be 33.5% of the allowable 40%.

A mini split unit will be installed on the rear wall of the addition right where it connects to the main house and has a 20' setback.

#### Casita

The 30' long x 25' 8.5" casita will be attached to the existing residence.

The bronze aluminum windows will have the same 1.25" visible glass to frame edge measurement to match the existing.

A 72" x 80" bronze vinyl sliding door will be added to the back of the casita.

A 32" x 80" steel front door with upper windows will be installed and painted to match the house.

#### Garage/Gate/Driveway

The garage front/back walls will be 14' 8.5" long x with a 15.5' long exterior west wall.

A 48" x 68" gate will be added on the far west side of the garage/privacy wall.

This gate will match the existing gate on the north side of the property.

The new driveway will utilize the existing driveway's street access with a curved radius extension added to access the new garage. The new surface will match the existing driveway.

Motion passed.

#### **Subm. #637906 – Rebuild The Island Monument The Island**

100<sup>th</sup> street – The Island HOA

**MOTION:** It was moved and seconded to **approve** this request for the redesigned Island community monument sign.

The monument will remain the same size and in the same location.

The flower bed in front will be removed.

The fascia stone on the lower sides will be filled in where the flower bed was located to match the existing.

The stucco will be resurfaced to the same smooth stucco.

The letters will be larger and backlit and a lake swirl will be added below in blue to compliment the new Scottsdale Ranch monument design.

Uplights will be installed in front of each column.

2 smaller uplights will be installed behind the hedge, uplighting the center area.

A low hedge will be added in front and a blue ground cover laid in front.

Motion passed.

Approved: \_\_\_\_\_

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**Subm. #637423 – Negative edge pool, hot tub, landscape, artificial turf, pavers, landscape lighting, Dock – The Island**

10435 N 101st Pl.– Wei/Bellevue Trust

**MOTION:** It was moved and seconded to *disapprove* this request for the negative edge pool, hot tub, landscape, pavers, landscape lighting, and rebuilt dock.

The homeowners are invited to resubmit with redesigns showing the following.

- An easement allowance along the lake of 36" wide for the landscapers to access the lakefront area.
- The new location for the spill basin's skimmer box.
- Iron fencing color modified to meet the Island community standard.
- Gate color modified to meet the Island community standard.
- Documentation as to how the neighboring property's wall will be protected from the heavy equipment coming through.
- A construction time frame table from demolition to the completed construction.

Motion passed.

**Subm. #623218 – Cabana – Mirador**

9835 E. Cinnabar Ave.– Nolan

**MOTION:** It was moved and seconded to *approve* this request for the cabana with the stipulation that the color is changed to white to match the house and that the metal posts be larger. Homeowner is to submit the final product specifications to staff for final approval.

A 14' wide x 11' high white canvas topped cabana will be installed between the house and the pool.

The steel frame will have 4 support poles bolted to the cool deck.

This structure will be 10' from the shared property line to the east, and more than 10' to the shared property lines to the south and west.

Motion passed. Ron Auerback and Luba Rapoport opposed.

**Open Discussion:**

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

**Adjournment:** The meeting was adjourned at 5:05 p.m.

Approved: \_\_\_\_\_

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