

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

April 22, 2026

Held in person and via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Michele Holzman	Chair
	Carolyn Wheelock	Member (via Zoom)
	Doug Kiley	Member (via Zoom)
	Louba Rapoport	Member (via Zoom)
	Matt Metz	Member
	Ron Auerbach	Member

Members

Absent:	Steve Grady	Member
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Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:	Fe Villadolid & Family	10156 E. Topaz
	Melissa Withers	10129 E. Bayview Dr.
	Laurie Wallace	10137 E. Bayview Dr
	Thomas Lofy	10154 E. Topaz Dr.
	Janet Pratt	10562 E. Topaz Cr. (via Zoom)
	Mindy Grady	10158 E. Topaz Dr. (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 April 8, 2026, meeting minutes.

Motion passed. Carolyn Wheelock abstained.

Review of Submittals:

Subm. #641935 – Modifications to previously approved plans – lakeside – Las Brisas

10154 E. Topaz Dr.– Lofy

MOTION: It was moved and seconded to revise the minutes from 3.11.2026 to reflect the intension regarding Mr. Lofy’s submittal being removed from the agenda.

The ARC Committee Chair has removed this request from the agenda. The homeowner may resubmit the request for consideration once the status of the lakeside of the property has been

Approved: _____

Architectural Meeting 4/22/2026

Has been brought up to a satisfactory condition with removal of construction debris and that a large portion of the previously approved projects are far more than partially completed.

Motion passed.

MOTION: It was moved and seconded to **approve** the dock color change, swim spa, cable railing, gates, storage screen covers for the kayak rack and pool equipment.

- The Rope color Trex dock boards will be changed to Carmel Trex boards.
- An AquaTrainer 19DTAX Swim Spa 19' Year-Round Pool & Hot Tub Combo 8' x 16' will be recessed below ground level except for 2' above the patio level. The cabinet color is Hydrowise Vintage with a Pure White shell. It will have a motorized steel mocha frame cover that lifts up with a white top will be installed.
- 2 wire cable stair railings and 2 gates, to the 2 stairways that go from the upper patio down toward the lake. The wire and posts are black. The gates will also be horizontal cabling with metal framing.
- The same kayak rack that was previously approved will be installed. The previously approved rope color Trex top and side will now be a metal frame that will be painted black, with Arizona canvas, on the three sides that are visible.
- The screening over the kayak rack, pool equipment, and pond equipment storage areas will be the Arizona light-weight screen panels will be supported by black metal frames.

Motion passed. Matt Metz opposed.

MOTION: It was moved and seconded to **approve** the new koi pond location with the stipulation that the pond be set back 5' from the shared wall to the east instead of 3' as submitted.

Motion failed.

MOTION: It was moved and seconded to **approve** the koi pond location and move the wall out 7' as submitted.

- The pond previously approved for the other end of the deck will be moved to the east end of the deck near the 10156 E Topaz Dr. residence.
- The pond will be 18' long and located on the upper deck, 3' from the east shared wall.
- The southeast wall that faces the lake 7' out to accommodate the pond.
- The wall when moved will look just like the existing wall, 5' tall x 20' 6" long, and will be the swimming pool safety barrier. This wall will be 12.5' from the lake. The cap, stucco, and paint will be the same as on the other walls.

Motion passed.

MOTION: It was moved and seconded to **approve** the pond equipment storage area.

- A 4' high, block wall that matches the existing walls, with an opaque black gate and covering will house and screen the pond equipment.

Approved: _____

Architectural Meeting 4/22/2026

Motion passed.

MOTION: It was moved and seconded to **approve** the shade structure in black as submitted.

Motion failed.

MOTION: It was moved and seconded to **approve** the shade structure with the stipulation that it be a manufacturer color that matches the color of the house.

A 12' deep x 13' wide x 9' 6.5" high aluminum attached shade structure with aluminum crown molding and aluminum louvers, will be in a manufacturer color that matches the color of the house. The shade structure will be attached to the house at the northeast corner of the house. This will be 5' from the south shared property line, and 24' from the lake's edge.

Motion passed. Doug Kiley opposed.

MOTION: It was moved and seconded to **approve** the kayak rack relocation and changes as submitted.

- The same kayak rack will be installed. The previously approved rope color Trex top and side will now have a metal frame that will be painted black and covered with Arizona color canvas, on the three sides that are visible.

Motion passed.

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

- The items approved today will be completed in 4.5 months.
- Within 18 weeks, the property will no longer be under the impression of construction from the view of the lakeside.
- During the entire construction period the land is to remain free of dirt piles, tarps, plywood, and excess construction materials.
- The homeowner will submit for approval of a construction fence and screen that will be installed along the front and sides of the driveway, creating a staging area.

Motion passed.

(Doug Kiley left the meeting.)

MOTION: It was moved and seconded to **approve** the current mockup as the new Neighborhood Sign design and recommend this design be accepted by the BOD.

Motion passed.

Michele Holzman announced that Matt Metz has submitted his resignation to the Architectural Committee. The committee thanked Matt for his many years of commitment and expertise.

Adjournment: The meeting was adjourned at 4:59 p.m.

Approved: _____

Architectural Meeting 4/22/2026