

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

June 10, 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
	Doug Kiley	Member
	Ron Auerbach	Member
	Steve Grady	Member (via Zoom)

Members

Absent:	Louba Rapoport	Member
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Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:	Mr. & Mrs. Beaman	10085 E. Ironwood Dr.
	Victor Ibarra	Contractor for Beaman
	Mike Warner	9002 N. 107th Pl.
	Anthony Edge	9177 N 103rd St. (via Zoom)
	Colleen Schwab	9009 N. 104th Pl. (via Zoom)
	Jerry Sherrill	Contractor for Marjorie Wilde (via Zoom)
	Gina Pizzilola	Contractor for GE Holdings (via Zoom)
	Kendall & Marjorie Wilde	9433 N. 106th St. (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

Previous Minutes:

MOTION: It was moved and seconded to approve May 27, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #650947 – Screen AC variance – Las Brisas

10085 E. Ironwood Dr. – Beaman

MOTION: It was moved and seconded to **disapprove** this variance and AC screening request as all the options discussed will still have a large portion of the unit visible.

The homeowner is to come back to the committee with another option to screen the AC unit to properly screen this unit from view.

Approved: _____

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Motion passed.

Subm. #645128 – Enclose side patio and front entry, square arches, full windows, stucco, paint – Mountain View Village

9002 N. 107th Pl.– Warner

MOTION: It was moved and seconded to **approve** the enclosure of the side patio, enclose the front entry, square the front elevation arches, smooth stucco, paint, full black window frames, and add additional light fixtures.

The existing livable space is 2093 square feet.

The new livable space will be 2353 square feet.

The new lot coverage will be 37.6%.

Enclosure - Side Patio

The 134 square foot side covered patio will be enclosed.

The fireplace chimney, patio columns, existing house windows, and doors will be removed.

The roof and parapet will remain.

The walls will be stucco and painted to match the existing.

Windows and doors will be installed.

Enclosure – Front Entry

The front entry will be closed in by adding a straight wall from wall to wall across the existing entry courtyard to add 126 square feet of living space.

The wall will be stucco and painted to match the existing with a parapet to match the existing. A Pella 62.5 x 97.625" 6 9/16" single black Fiberglass door and side light unit will be installed in the new front entry wall.

The door and side lights will be full lite with satin etch privacy glass.

Square the arches

The existing 4 wall arches on the front elevation will be eliminated.

These areas will be squared.

The walls will be stucco and painted to match the existing.

Paint

The entire house will be painted Dunn – Edwards Palette 17-15.

The entire house body, pop outs, garage door, and all walls including privacy and pony walls will be painted Dunn – Edwards DEW325 Vanilla Shake.

Full Windows

A full window replacement will be done.

Black Pella Impervia Fiberglass windows will be installed in all locations.

These new windows have a 3" visible glass to frame edge measurement.

All window installations are to be completed as submitted using the exact frame color and exact measurement stated. All sizes and locations of windows will be the same.

Lighting

New light fixtures will be installed on each side of the front door and each side of the door being added on the newly enclosed covered patio on the side of the house.

The new light fixtures will match the existing light fixtures in color, size, and lumens.

Approved: _____

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Construction Timeframe

Total construction time will be 10-14 weeks

- Construction will begin 6-8 weeks after HOA Approval, to coincide with delivery of doors and windows.
- Demo and concrete work: 1 week
- Exterior framing and electrical: 2 weeks
- Window and Door installation and dry-in: 1 week
- Stucco repair and smooth coat, along with interior demo (concurrent) : 2 weeks
- Roofing and painting (concurrent): 1 week
- Interior Finishing (flooring, cabinets, and drywall): 2 weeks
- Contingency 1- 5 weeks

Motion passed.

MOTION: It was moved and seconded to **approve** the smooth stucco, a full window replacement.

Stucco

The entire house will be changed to smooth stucco.

Full windows

All existing and new windows and sliding doors will have Pella Impervia black Fiberglass frames. The window frames will have a visible glass to frame edge measurement that is 1.75" for the fixed windows and 3.0625" for the operational windows.

For the Mountain View Village community, black window frames have not been approved yet for this community. (Approved colors for window replacements - brown, bronze, and white with visible glass to frame edge measurement of 1.25" - 2.875".)

Motion passed.

Subm. # 648680 – Straighten front wall, paint, lighting, full windows, entry door, and house numbers– Suntime East

9433 N. 106th St. – Marjorie Wilde

MOTION: It was moved and seconded to **approve** this request to straighten the internal courtyard's right entryway wall, paint, new light fixtures, full windows, a new entry door, and new house numbers with the variance stipulation that the light fixture direction focus downward only and is approved for 800 lumens each due to the light direction.

The height of the right entranceway wall will be integrated with the existing garage and the approximate 4-inch gap between where the garage roofline ends and the tiered roofline of the main structure will remain intact. There will be no changes to the existing roofline visible from the street.

The living space will be increased, 1.24% / 9.5 sq ft.

Paint

The entire house will be painted Dunn - Edwards Palette 01-15.

The body, garage door and pony wall will be painted Dunn – Edwards DEC748 Oyster.

Approved: _____

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The pop outs and wood trim will be painted Dunn – Edwards DE6123 Trail Dust.
The front door will be black.

Lighting

Volta Single Wall Sconce 8" tall x 3" wide black hardwired, 3000-5000K, light fixtures with the lighting direction downward only with a total of 800 lumens each will be installed on garage wall on each side of the overhead garage door.

The same fixture will replace the existing light fixture on the back wall of the house.

Full windows

Brand/Model/Material – Andersen Series 100 Fibrex Composite black windows will be installed.
All windows have a visible glass to frame edge measurement maximum 3.25".

Bedroom window: Colonial grid pattern/double hung

All other windows: No grids (clear glass appearance);

Kitchen double hung, all others same as original (horizontal sliders or fixed).

No changes to window size, shape, or placement except as follows:

3 small windows in entry way not visible from street will be covered by stucco matching exterior.

3x3 window above kitchen sink not visible from street will be replaced by a 3x4 window or 4 x 4 window.

The sliding door on patio will be enlarged.

An Andersen 100 series Fibrex to 96x96 black aluminum sliding door will be installed.

Also, a same size black patio slider will be installed.

Entry door

The Entry Door, side light, and transom, they will remain in their original locations.

A new front door, Steves & Sons Onyx Fiberglass, 49 x 80 door, and sidelight unit will be installed.

An Andersen Fibrex black Transom window measuring 49 x 12 will be installed.

House numbers

Everbilt aluminum 6' black floating or flat modern house numbers will be installed vertically under the garage light fixture as shown in the mockup.

Motion passed.

Subm. #649717 – Pool – Sierra Linda

10572 E. Bella Vista Dr.– GE Holdings, LLC / Corti

MOTION: It was moved and seconded to **approve** this pool installation as submitted.

The new 30' x 15' rectangular pool will be constructed 5' from the covered patio.

The pool will be 19' from the west wall, 30' from the east wall and 36' from the north/back wall at the closest point.

The pool will have a water feature along the back wall that is 30' long, the length of the pool and 24" tall.

The water feature will have 2 sheers (small waterfalls) built into the 24" tall wall.

The pool equipment screen walls have been left intact on the west side of the house so this area will be reused for pool equipment.

No trees are being planted.

Motion passed.

Approved: _____

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Subm. #650660 – Motorized Sunshades – Catalina

9009 N. 104th Pl. – Schwab

MOTION: It was moved and seconded to **approve** the motorized sunshades as long as the casings and metal tracks installed on the exterior walls of the covered patio are in a factory color that closely matches the exterior paint color of the house. This can be reviewed on the staff level.

The 4 sunshade panels will fill each covered patio opening from pillar to pillar.

Each sunshade's slim aluminum casing will be a factory color that closely matched the exterior paint color of the house.

Each sunshade will be installed in the top of each opening and extend to the ground.

The sunshade material color will be black.

The metal casing and track color will be reviewed on the staff level.

Motion passed.

Subm. #650515 – Storage Shed – Tierra Vista

9176 N. 103rd Pl.- Richard Wilde

MOTION: It was moved and seconded to **approve** this request for a storage shed.

An 8' tall x 6' x 14' storage shed will be constructed on the south side of the house, 5' from the south privacy wall and 9' from the east privacy wall.

The walls will be made of 2x4s.

The structure will have stucco, paint, and a tile roof to match the house with engineered wood fascia trim.

A 3' x 6.8' door will be installed on the east side of the structure and will be painted to match the color of the house.

No lighting or windows will be installed.

The privacy wall where the shed will be installed is 7' tall.

Motion passed.

Subm. #648785 – 2 docks, landscaping, artificial turf, light pillars – Lake Serena Estates

10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to **approve** this request for 2 docks landscaping and light pillars with a variance of 800 lumens due to the obscured glass lenses in the light fixtures to diffuse the possibility of light trespass.

Docks

Both docks will be Trex Hone Grove composite boards, and both will cantilever over the lake's edge.

Approved: _____

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- The south dock will be a new 70' x 15' 2-level dock with a storage unit under the upper level and it will have a lower level that will cantilever over the lake's edge. This dock will be 20' from the shared property line.
- The north dock will be a 25' x 15' with an upper seating area and a lower level that will cantilever over the lake's edge. This dock will be 15' from the shared property line.

Landscaping/artificial turf

The area along the concrete bank of the shoreline will have Madison Gold .5" granite.

A metal strip divider will separate the granite from the artificial turf. Durasoft 106 Artificial turf with a face weight of 80 oz. will be laid from the metal barrier to the retaining wall.

2 10' x 3' planter boxes will be added in front of the lake wall.

The 3 large palm trees will remain.

The large Mediterranean fan palm on the right will be trimmed, skinned, and remain.

The small palm trees will be removed.

Palm trees that will be installed on the sides of the pool were previously approved on 1.14.2026.

The grass area on each of the far ends of the property will be removed.

The same Madison Gold .5" granite will be installed at both far ends of the property, with metal strip dividers added as barriers.

Light Pillars

Column lamps will be installed in 6 locations along the lakefront.

Each fixture is 11.8" wide x 7.1" tall and 800 lumens, 3000K each.

The lighting is LED warm white with lighting that emits from the sides of the fixture.

Motion passed. Doug Kiley abstained. Steve Grady opposed.

Adjournment: The meeting was adjourned at 4:58 p.m.