

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

July 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
	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:	Bonnie Middleton	10390 E. Lakeview Dr. #204
	Harriet & Alan Morgan	10390 E. Lakeview Dr. #205
	Melissa Sanford	10642 E. San Salvador Dr.
	Michael Karbasi	10424 N. 107th St.
	Jake Amrani	9705 E. Mountain View Rd. #1056
	Amy Stib	10658 E. Arabian Park Dr. (via Zoom)
	David Jones	10662 E. Carol Ave. (via Zoom)
	Navjit Dullet	9972 E. Mission Ln. (via Zoom)
	Paul Schumacher	10390 E Lakeview Dr. #101 (via Zoom)
	Sharri Riva	10390 E Lakeview Dr. #104 (via Zoom)

Call to Order: Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members were called, and a quorum of the members were present.

Approval of

Previous Minutes:

MOTION: It was moved and seconded to approve July 8, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #656727 – Dock, walkway with steps – Charter Point

Charter Point HOA #204

MOTION: It was moved and seconded to **approve** this request to install a new dock and walkway. The new walkway will connect to an existing walkway.

A 12' wide x 10' deep dock will be built in the space between 2 existing docks.

The new dock will have supports and cantilever over the lake edge as depicted in the diagram.

Approved: _____

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The board will be Trex Havana Gold boards.
No seats, storage or steps will be constructed.
No electricity or lighting will be installed.

This new dock will be constructed approximately 15' from the closest edge of the west dock and approximately 8' from the closest edge of the east dock. This distance may be less to the boat's edge when docked as each dock's boat is longer than the width as parked in the pictures.

Walkway and steps

A matching walkway and steps will be constructed, attached to the existing walkway, and mirror the same design.

The same Phoenix Pavers Townscape pavers in the territorial pattern to match the existing.

Motion passed.

Subm. #656742 – Existing walkway with steps – Charter Point

Charter Point HOA #205

MOTION: It was moved and seconded to **approve** the installed stairs that were built on the HOA common area property.

Phoenix Pavers Townscape pavers have been laid in community grass area in a territorial pattern creating a walkway and steps to access the dock.

Motion passed.

Subm. 653803 – Driveway extension and gates – Andalusia III

10642 E San Salvador Dr. – Sanford

MOTION: It was moved and seconded to **approve** the driveway extension and gates with the following stipulations.

- An example picture of the espresso metal frame and charcoal composite wood slat gates that will be installed.
- A submittal to replace the existing front walkway with the same Belgard Sonoran Catalina Grana pavers that will be laid in a 3 – piece pattern in the existing footprint.
- Both can be reviewed on the staff level.

A 10' wide paver gradually curved driveway will be added that is an extension to the west side of the existing driveway, abutting the garage.

Belgard Sonoran Catalina Grana pavers will be laid in a 3 – piece pattern.

The new driveway will be a minimum of 11' from the shared property line to the west and 17' from the inside edge of the sidewalk.

The existing driveway is a brown pebble aggregate.

The front walkway will be replaced with the same Belgard Sonoran Catalina Grana pavers will be laid in a 3 – piece pattern.

Gates

The existing 4' wide, pedestrian gate will be removed.

A 5' wide, and same height espresso metal frame and charcoal composite wood slats gate will be installed in the existing privacy wall nearest the garage, between existing 16" columns.

Approved: _____

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A new RV gate that is 10' wide and the same height with an espresso metal frame and charcoal composite wood slats will be installed on the far side of the new pedestrian gate location.

Both gates have vertical composite slats.

There are 4 existing support columns in the privacy wall.

The far-left support column will be removed when the RV gate is installed.

A new 16" support column will be built in the needed location, on the far-left side of the newly installed RV gate.

The wall and new columns will be painted in accordance with the paint approval.

Motion passed.

Subm. #655175 – Play Structure – The Estates

10424 N. 107th St.– Karbasi

MOTION: It was moved and seconded to **approve** the installed play structure.

The unit is 15.' 7.2" long from the swing set to the stairs and 14' 9.6" from the edge of the slide to the stairs.

The play structure does not sit in a straight line.

The awning over the slide is 11.6' tall.

The platform is 5' from ground level.

The structure is 22' from the south shared wall, and 11' from the west shared wall.

The south shared wall is 5.6' high and the west shared wall is 5' high.

The structure is made of powder coated metal and polyethylene (HDPE) plastics.

The tower roof and the tube slide are blue plastics.

The swing seats, trapeze bar and chains are blue.

The plastic castle base and powder coated metal are brown.

Motion passed.

Subm. #654823 – Widen driveway, walkways, parking pad, Artificial turf, landscaping – Andalusia II

9972 E. Mission Ln. (2 lots) – Gill/Dullet

MOTION: It was moved and seconded to **approve** this request to widen the driveway, add a parking pad, artificial turf, and desert landscaping with the following stipulations.

- A metal border will be installed to separate all artificial turf and granite areas.
- The artificial turf areas will not exceed the required 50% of the total landscape areas.
- A curve is to be added to the design of the lower parking pad area where it joins the driveway to soften the look.
- The new parking pad will not be used for permanent parking of cars or any recreational vehicles.
- Any changes to the approved walkways will be submitted for review on the staff level.

Widen the driveway

The current driveway has widths 12' -17' wide in different sections.

A 1' width of aggregate concrete to match the existing driveway will be added to each side of the driveway, widening it by a total of 2'.

Walkways

A main walkway will be added that connects from the N 99th Way street access across the new landscape to the inner driveway. This main walkway will have 4' long x 1.6" wide poured concrete paver pads without texture laid in a slightly curved design. This section is approximately 75' long.

Approved: _____

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2 walkways will spur off this main walkway, one on each side that will be comprised of 1.6' wide x 1.6' long poured concrete paver pads without texture, stretching 17' – 25' in length.

Parking pad

A 20' wide x 30' long parking pad that narrows at the top will be installed connecting to the south side of the driveway at the side of the house.

A curve will be added to the turn off area from the existing driveway.

This poured aggregate concrete color will match the existing driveway color and will be 5' from the southeast shared wall at the closest point.

Artificial turf

Areas of MSI Emerald Green artificial turf will be laid in the main landscape area.

This artificial turf has colors of Field Green and Lime Green with thatch.

The artificial turf will have a face weight of 84 oz.

A metal border will be added to separate the artificial turf from the granite areas.

Desert landscaping

The mature Palo Verde trees and Mesquite trees will remain.

The existing grass, irrigation, granite, plants, and paver boarder will be removed from the center landscape area.

The corner of granite and plants near the west driveway will remain.

A 3' wide strip of granite will line each side of the main walkway with Firestick and Parry's agave plantings spaced 8' apart in the granite.

A 2' wide strip of landscaping granite will line the left/north side of the driveway visually connecting the granite beds at the top and bottom of the newly landscaped area.

Trailing lantana plantings will be planted, spaced 10' apart in this 2' wide granite strip.

The following will be planted in the section closest to the house with 3' – 5' spacing: parry's agave, Golden Barrel, Lemon coral, and blue agave.

Total plantings for this project - 13 lantana, 10 ice plants, 12 firesticks, 5 parry's agave, 5 blue agave, 7 golden barrel cacti, 7 lemon coral.

Same size, same color granite will be installed in the newly landscaped areas to match the existing.

Motion passed.

Subm. #656045 – Exterior lighting – Heritage Terrace II

10658 E. Arabian Park Dr. - Stib

MOTION: It was moved and seconded to **approve** the installation of 5 new light fixtures on the front of the home.

Franklin Ironworks bronze iron Mission style 12" high x 6.75" wide x 6" deep wall sconces with amber glass will be installed in 3 existing locations at the front entry and 2 new locations.

The 2 new fixture locations will be on each side of the overhead garage door where the wiring has already been installed.

The fixtures have a back plate with upper framing and a rectangular glass lens.

Each fixture operates using 1 maximum 60-watt standard-medium E26 base bulb.

The bulb will be a maximum of 700 lumens.

Motion passed.

Subm. #656709 – Enclose covered patio, entry doors, new covered patio – The Estates

10662 E. Carol Ave.– Jones

MOTION: It was moved and seconded to **approve** the exterior changes requested.

Approved: _____

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The existing covered patio at the back of the home will be enclosed, a new covered patio will be installed, and the entry doors at the front of the house will be replaced.

Covered patio enclosure

The 389 square foot covered patio will have 1 wall enclosed.

The existing lot's size is 15,7091 SF.

The new lot coverage will be 32.99% of the 40% maximum allowed.

The setbacks will be 30.41' to the back/north privacy wall, 60'+ to the east shared wall and 25'+ to the west shared wall.

Exterior wall will have stucco and paint to match the existing walls.

The roof line remains unchanged.

The North wall that faces the existing patio area will have a Pella 250 series anodized bronze 119.5' x 81.5' multi bifold doors installed.

Entry doors

The existing double doors and transom window above will be removed.

A set of double doors with transom window unit measuring 167" tall x 72" wide will be installed in the existing location.

The metal will be matte black, and the glass will be clear.

Each door has 2 sections of glass.

Both doors and the transom window above have a metal design of grids and partial circles.

The area around will have stucco and paint to match.

New covered patio area

The small, covered lanai will have that flat roof removed.

A new flat roof will be installed across the 27' wide open area where the fountain is currently located.

Motion passed.

Subm. 657531 – Community exterior lighting - garage and front accent lights – Las Brisas

Las Brisas HOA

MOTION: It was moved and seconded to **approve** the Kichler Forestdale collection of light fixtures for the front and sides of the Las Brisas residences with the stipulation that all current front and side fixtures will be replaced at the same time as part of the submittal's approval language.

The existing house sconce and post light fixtures will be replaced as need be with these new fixtures that are comparable in style to the existing.

The Las Brisas outdoor lighting requirements mandate bulbs with a warm white color temperature (2000K–3000K) are to be used.

Clear or white bulbs are required.

The brightness will not be higher than 800 lumens

Wall fixtures

Kichler Forestdale 18.50" high x 8.5" wide x 8" deep textured black outdoor wall lights will be installed in all existing entry and walkway wall fixture locations as need be.

Kichler Forestdale 21.5" high x 10" wide x 9.25" deep textured black outdoor wall lights will be installed in all existing garage wall fixture locations as need be.

These fixtures have 4 glass sides with clear seeded glass.

Each fixture utilizes 2 Las Brisas required bulbs.

Post fixtures

Kichler Forestdale 21.75" high x 10" wide black textured outdoor post fixtures will be installed in all existing post fixture locations as need be.

These fixtures have 4 glass sides with clear seeded glass.

Approved: _____

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Each fixture utilizes 4 Las Brisas required bulbs.

Motion passed.

Adjournment: The meeting was adjourned at 4:33 p.m.

Approved: _____

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