

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

August 12, 2026

Held in person and via Zoom

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

Members

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

Members

Absent:	Carolyn Wheelock	Member
	Steve Grady	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Brian Hall & Tina Snow	10101 E. Bayview Dr.
	Suzanne Malpocher	10393 N. 101st Pl.
	Toby Mills	9836 N. 96th Pl.

Call 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 22, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #659291 – Paint the house – The Island

10101 E. Bayview Dr.– Hall

MOTION: It was moved and seconded to **disapprove** this request to paint with an unapproved paint color that is not on the approved paint palettes for The Island.

The homeowner is invited to resubmit with a paint color that is on The Island approved paint palettes or request The Island HOA add this palette to their approved colors.

Motion passed.

Subm. #658710 – Pool, spa, walkway, and storage shed with a variance – Mirador

9836 N. 96th Pl.– Mills/Toby

MOTION: It was moved and seconded to **approve** the pool, spa, a walkway, and the second shed.

Approved: _____

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Walkway

A new 23' long x 4' wide walkway will be laid on the right side of the house, connecting the driveway to the side gate.

Belgard Dimensions 6 Rio (Gray) pavers will be laid in a 3-piece pattern.

Pool/spa

A 35' long x 16' wide pool will be laid in the center of the back yard, 52.5' from the back/southeast privacy wall, 33.5' from the north shared wall and 32.9' from the south shared wall.

A 7' x 7' spa will be constructed centered on the southeast end of the pool, attached to the pool with 3 spillovers.

The spa will have a seating ledge that will be 18" tall.

A propane tank will be buried 79.5' from the back/southeast privacy wall, 70' from the north shared wall and 10' from the south shared wall.

The pool/spa equipment will be located at the southern corner of the house, 6' back from the south shared wall.

Storage shed

A 10.1' wide x 6.69' tall black and gray resin storage will be installed on the same 2.36" high pavers that are being installed in the front of the house.

This total shed height will be 6.88', less than 7' high.

The shed will be placed 71' from the back/southeast privacy wall, 5' from the north shared wall and 70' from the south shared wall.

Motion passed.

Subm. #658477 – Double awning with drop screens – Lake Serena Estates

10215 N. 103rd Pl. – Balolia

MOTION: It was moved and seconded to **approve** the installation of a double retractable awning.

2 - 18' long SunSetter retractable awnings on the back of the house.

The electronic retractable awnings have built in drop screens that operate with a hand crank.

These retractable awnings will be installed side by side under the overhang of the covered patio on the exterior wall above the opening.

The awning's housings will have be the color cream.

The awning and valance will be the color sand tweed, and the valance will have a wave edge.

The drop-down screen is white.

The awning will be installed 8' off ground level at full extension.

The installation location is 20' from the east shared property line and 40' from the west shared property line.

Motion passed.

Subm. #659080 – Metal cacti – Catalina

10450 E. San Salvador Dr. - Hisiger

MOTION: It was moved and seconded to **approve** the installed 4 metal structures that are cacti in the front yard as long as no additional metal art is added to the front yard.

A few live plants are added in the granite areas of the front yard to soften the large expanses of bare rock is suggested.

Approved: _____

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Each structure is placed next to larger rock around the island of artificial turf.

Motion passed. Ron Auerbach opposed.

Subm. #660073 – Exterior light fixtures – Las Brisas

10157 E. Topaz Dr. - Kiley

MOTION: It was moved and seconded to **approve** the installed 5 light fixtures. The new garage will have 2 light fixtures installed in new locations.

Garage light fixture locations

Both overhead garage doors are flanked by light fixtures one each side for a total of 4 Kichler Forestdale 21.5" high x 10" wide x 9.25" deep textured black outdoor wall lights.

These fixtures have 4 glass sides with clear seeded glass.

Each fixture utilizes 2 - 4 watt/400 lumens Las Brisas community required style light bulbs, and each fixture will be no higher than 800 lumens each.

Entry light fixtures

The single front entry light fixture will be replaced by a Kichler Forestdale 18.50" high x 8.5" wide x 8" deep textured black outdoor wall light with clear seeded glass.

Each fixture utilizes 2 - 4 watt/400 lumens Las Brisas community required style light bulbs, and each fixture will be no higher than 800 lumens each.

Motion passed.

Subm. #660099 – Aluminum AC screen walls – Las Brisas

10157 E. Topaz Dr. - Kiley

MOTION: It was moved and seconded to **disapprove** the aluminum AC screen walls. At this time, these do not comply with the AC screen rules for Las Brisas nor Scottsdale Ranch. It is suggested that the homeowner take the request to the Las Brisas Board of Directors for review. If approved by Las Brisas HOA, homeowner can come back to Scottsdale Ranch for further review.

Motion passed.

Adjournment: The meeting was adjourned at 4:11 p.m.

Approved: _____

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