

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

September 9, 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
	Steve Grady	Member

Members

Absent:	Carolyn Wheelock	Member
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Staff Present:	Kathe Barnes	Executive Director (via Zoom)
	Diane Botica	Architectural Liaison

Others

Present:	Geno Carr	Contractor for Friedman
	Carl Churchman	Contractor for Friedman
	Miriam Dalton	9657 E. Gold Dust Ave.
	Grant Haserot	9638 E. Gold Dust Ave.
	Ahiraz Balolia	10215 N. 103rd Pl (via Zoom)
	Chris Rossie	10535 E. San Salvador Dr.(via Zoom)
	John Millis	9627 E. Gold Dust Ave. (via Zoom)
	Amy Raven	Designer for LPS Enterprise LLC (via Zoom)
	Kat Aliabadi	10489 N. 99th St. (via Zoom)

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

Approval of

Previous Minutes:

MOTION: It was moved and seconded to approve the August 26, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #661179 – Complete Rebuild – Haciendas Del Lago

9637 E Gold Dust Ave. – Friedman

MOTION: It was moved and seconded to ***disapprove*** this submittal due to the mass, and lack of neighbor privacy off the sides and back of the second floor raised deck. The applicant is welcome to resubmit with plans that reduce the mass, and scale and second floor deck that looks over the neighbors yards.

Approved: _____

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Motion passed.

Kathe Barnes left the meeting)

Subm. #660503 – Walkway, driveway extension, and hot tub – Catalina

10535 E San Salvador Dr. – Rossie

MOTION: It was moved and seconded to **approve** the walkway, driveway extension, and hot tub.

Walkway

Regrade the east side of the driveway behind the shared mailbox for drainage and add .75" Desert gold granite. No plantings submitted. Verification of the bush behind the mailbox to remain, then no plantings will be needed.

A 22' long x 75' wide at the widest point curved L shaped walkway connecting the driveway to the side gate will be laid in a 3-piece pattern, trimmed soldier pattern, using Phoenix pavers in the color Tierra Norte.

At the closet point, the curved walkway will be 18" from the shared property line.

Driveway extension

A driveway extension using pavers will be laid next to the right side of the driveway, extending from the sidewalk to the entry walkway.

Phoenix pavers in the color Tierra Norte pavers, laid in a 3-piece pattern and trimmed with side-by-side pattern Tierra Norte rectangular pavers.

The total area measures 5' wide x 16.6' long.

Hot Tub

A 10' x 10' paver pad consisting of Phoenix pavers in the color Tierra Norte will be installed in the back yard for a hot tub installation.

The pad and hot tub will be located 3' from the north side privacy wall and 15' from the back east privacy wall.

The hot tub has brown sides and a white top surface.

72" Wall Height, and 6 wall is on a hill which is 6" higher than plan pad height. Totaling 78".

36" spa height.

Motion passed.

Subm. #663354 – Enclose partial covered patio – Lake Serena Estates

10215 N. 103rd Pl. - Balolia

MOTION: It was moved and seconded to **approve** the partial covered patio enclosure.

Any landscape changes or lighting installations require a submittal and approval prior.

The 13.3' deep x 13.10' wide section of the covered patio will be enclosed and the area in front will be squared.

The new setbacks will be 9.3' to the lake edge, and 12.11' to the east shared wall.

The existing roofline will not change and the new interior roof area being added will match the existing flat roof.

A scupper will be added to the parapet section.

This will add 222 square feet to the livable space for a total of 43.26% lot coverage.

A new approximately 4' wide pathway surface will be laid outside the newly enclosed area on the lake side of the room.

A 4040 window will be added to the east wall and a 2' 6" wide x 6' 8" tall door will be added to the south wall of the new room.

Approved: _____

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The new door and window will match the existing.

The existing patio slab will be saw cut and reused in front of the new wall that faces the lake as shown.

Motion passed.

Subm. #663280 – Shade structure – Lakeview Estates

10489 N. 99th St. – Aliabadi

MOTION: It was moved and seconded to **approve** the installation of a shade structure.

The 10' x 10' x 8.6' Spanish Brown Alumawood solid roof shade structure will be constructed in the back of the home, 2.5' from the west shared wall, 44.9' from the east shared wall and 20' + from the lake's edge.

The cantilevered structure's 2 6' Spanish Brown Alumawood posts will be secured by footings in concrete.

A slope to the roof and French drains will maintain proper drainage.

Motion passed.

Subm. #663337 – enclose the existing covered patio, add a new attached covered patio, full windows, entry door, lighting, paint – Catalina

10468 E Mission Ln. – LPS Enterprise, LLC

MOTION: It was moved and seconded to **disapprove** this submittal until an updated lot coverage formula has been received to show a lot coverage at 40% or below after changes. This will come back to committee for review with corrected math or with a modified plan to meet the lot coverage requirements.

Motion passed.

Subm. #663363 – Driveway extension – Ensenada Del Oro

10474 N. 96th Pl. – Sun

MOTION: It was moved and seconded to **approve** this submittal for a driveway extension as submitted with all the trees remaining in their current locations.

Both sides of the driveway will be expanded with pavers.

The left side of the driveway will be extended 14" wide, starting at the inside edge of the sidewalk, all the way up to the wall of the residence.

The right side of the driveway will be extended 24" wide, starting at the inside edge of the sidewalk, all the way up to the wall of the residence.

The granite will be removed, and Pavestone RumbleStone concrete plank pavers will be laid in a 3-pice pattern.

Motion passed.

Adjournment: The meeting was adjourned at 4:45 p.m.

Approved: _____

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