9COTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING
October 14, 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
	Louba Rapoport	Member
	Ron Auerbach	Member (via Zoom)
	Steve Grady	Member
Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison
Others Present:	Bonnie Middleton	10390 E Lakeview Dr #204
	Lani McClure	9817 E. Ironwood Dr
	Jake Amrani	10175 E Cochise Dr.
	Suzanne Malpocher	10393 N. 101st Pl.
	Steve & Laurie Bell	10263 N. 103rd St.
	Paul & Megan Faber	10661 E. Fanfol Ln.
	Mike Hughes	10421 N 101st Pl.
	Cori Amstad	10105 ,E Bayview Dr. (via Zoom)
	Nancy Paulus	10571 E. Mission Ln. (via Zoom)

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 the September 23, 2026, meeting minutes.

Motion passed. Louba Rapoport abstained.

Review of Submittals:

Subm. #666442 – Path lights, dock lights, apt. 204 – Charter Point
Charter Point HOA

MOTION: It was moved and seconded to ***disapprove*** this submittal at this time as Charter Point is in need of creating standards for landscape, path, and dock lighting for their homeowners. Charter Point HOA can submit their standards to SRCA for review and approval to be used for future submittals.

Motion passed.

Subm. #667747 – Flag on fence – Mirador

9817 E. Ironwood Dr. – McClure

This submittal has been put on hold to confer with the attorney regarding language specifics that can allow this flag to be displayed in this fashion.

Subm. #667625 – Covered patio and balcony – The Island

10105 E Bayview Dr. – Bayview Property LLC/Amstad

MOTION: It was moved and seconded to ***approve*** this covered patio and balcony.
A 10' long x 7' deep covered patio will be added to the back east corner of the house facing the lake.
This structure will be 10' from the east shared wall.
Aluminum black frame doors will be installed.

Covered Patio
The post and footing will be set in concrete, and the post will be Fiberglass faux column.
The smaller window on the ground level will be replaced with a door.
The larger window will be removed. The wall will be closed, stucco and painted to match the house.
2 - 3.2' high counters will be installed in the covered patio area.
The counter closest to the house will extend past the exterior wall by 2'.
The counter to the east will extend further with a circular end that contains a gas firepit.

Balcony
The area above the new covered patio will be made into a balcony with an epoxy-based floor coating.
The 3.2' high railing that will be installed. Plans state square pickets. Example shows railing specific to The Island.
The upper arched window will be replaced with a single door.

No lighting has been submitted nor approved.

Motion passed.

Subm. #665207 – Covered patio, view deck, spiral staircase – Lake Serena Estates

10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to ***approve*** the covered patio, view deck and spiral staircase that will be installed in front of the new enclosure.
A 21.1' wide x 13' deep x 12' tall, covered patio with a solid roof that will serve as the view deck.
The double steel posts, railing, spiral staircase, and trim design will be black metal.
The fascia will be the same color as the house.
The structure will have a 2.5' overhand on both sides to make the total width 26.1.'
There will be 6 recessed can lights and 2 - 84" ceiling fans under the structure.

Motion passed.

Subm. #666170 – LED track lighting – The Estates
10661 E. Fanfol Ln. – Faber

MOTION: It was moved and seconded to ***disapprove*** this submittal requesting to install holiday lighting on the roof line fascia of the home as this is not allowed under the architectural guidelines. The homeowner is welcome to utilize holiday lighting within the parameters set in the architectural guidelines.

Motion passed.

Subm. #662983 – Walkways, landscape – Sierra Linda
10571 E. Mission Ln. – Paulus

MOTION: It was moved and seconded to ***approve*** the installation of a new walkway, replace the existing walkway, and update the landscaping.

Walkways
The existing front walkway will be replaced with Ivory beige Travertine tiles will be laid in a 3-piece pattern that will be installed in the existing footprint.
A 17' long L-shaped 3' wide walkway will be laid on the right/west side of the house, connecting the driveway to the side gate.
Ivory beige Travertine tiles will be laid in a 3-piece pattern.
The front end of the walkway that connects to the driveway will be 8.5' long.
The walkway will be 1' from the west shared property line and 22' from the inside edge of the sidewalk.

The courtyard area will have pavers installed behind the walls, matching the new side walkway. Ivory beige Travertine tiles will be laid in a 3-piece pattern.

Landscape
Remove all of the palm trees.
A Mesquite tree remain on the east side of the front yard.
A Vitex tree will be planted centered in front of the courtyard wall, 15' from the inside edge of the sidewalk and approximately 23' to the shared property line to the east.
Parry's agave will be planted in areas located on the plan view.
All of the front and sides existing granite will be removed. Madison Gold granite will be throughout the landscape areas.
The Mesquite and Vitex will satisfy the 2-tree requirement.

Motion passed.

Subm. #656970 – Gates, paint, garage doors, and lighting – The Estates
10679 E. Saddlehorn Dr. – Snow

MOTION: It was moved and seconded to ***approve*** this request for the gates, paint, garage doors, and lighting with the stipulation that all the exterior lighting is the same and the fixtures do not exceed the required 700 lumens per fixture.

Gates
Same style gates will be installed on the west and east sides of the house in the front privacy wall.

Both gates will have a black metal frame with vertical composite wood slats in the wood trim only color, Briar.
The existing gate on the west side of the home will be replaced with a same size gate in the existing location.
A new gate will be added on the east side of the house, closest to the home in the existing privacy wall. There currently is no gate on this side of the house.
Both bushes in front of the privacy wall will be removed. . No information is available for landscaping intentions Infront of the wall right now.
A 5.6' high x 50" wide gate will be installed in the 90" long x 6' high privacy wall.
The gate will have support columns constructed on each side.
The hinge side column will be 6" wide.
The latch side column will be 16" wide.
The columns will have stucco and paint to match the wall.

Paint
The entire house will be painted Dunn – Edwards Palette 01-15.
The body, pop outs, and all walls including privacy and pony walls will be painted Dunn – Edwards DEW343 Pearl Necklace.
The wood trim, garage doors and composite wood in the gates will be painted Dunn – Edwards DEC712 Briar.
Briar is not to be used on any stucco surfaces of the home or walls.

Garage doors
The garage doors were replaced without approval.
Long flush panel garage doors with a top row of clear windows have been installed.
The installed garage doors will be painted Dunn - Edwards DEC712 Briar to match the wood trim.

Lighting
The existing coach lights will be replaced.
2 fixtures in the front of the house, and 1 fixture on the west side of the house.
John Timberland 14" x 5" rectangular black frame wall sconces will be installed in the existing locations.

The fixtures have 4 clear glass sides.
Built in dusk to dawn photocells automatically turn on at dusk and off at dawn.
Each uses one maximum 60-watt standard-medium base bulb (not included).

Motion passed.

Architectural Fines

MOTION: It was moved and seconded to increase the fine structure from the starting amount of $250 for architectural violations to $1000.

Motion failed.

Subm. #666622 – Edison lights – Sierra Linda
10596 E Caron St. – Coltrara

MOTION: It was moved and seconded to ***approve*** this request to install Edison lights.

Artika Eclips solar string lighting with a remote will be installed.
The 42' cord with 24 LED bulbs spaced 2' apart will have a solar panel placed at ground level.
The bulbs will be 17.5 lumens each at the highest point and reduce as the battery drains.
The lights will be 8' from ground level and 10' from the shared walls.

Motion passed.

Resubm. #628207 – Lighting – Lake Serena Estates
10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to ***approve*** the installation of wall sconces on the back of the house.

3 Wall Sconces
Terri black 6.75" x 6.75" x 16.5" outdoor wall sconces will be installed in the 4 locations marked in red on the lakeside/back of the home.
These fixtures have an open rectangle design and are 700 lumens.

Motion passed.

MOTION: It was moved and seconded to ***disapprove*** the installation of 5 flood lights pending further information that will be supplied as to the spacing of the installations and illumination coverage.

Motion passed.

Subm. #667630 – Front exterior light fixtures – Lake Serena Estates
10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to ***approve*** the installation of new light fixtures on the front of the home.
A total of 4 light fixtures will be installed, all in the same design family.
All have front facing black bar profiles with the light element behind, casting on the wall.
2 - 24" long x 4.5" wide Elegant Lighting LED black horizontal wall sconces #OD505W24BK. These fixtures are 648 lumens.
The existing garage light fixtures will be replaced with 2 - 18" long x 4.5" wide Elegant Lighting LED black horizontal wall sconces #OD505W18BK.
These fixtures are 615 lumens each.

Motion passed.

Adjournment: The meeting was adjourned at 4:47 p.m.