9COTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING
October 28, 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
Members Absent:	Louba Rapoport	Member
Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison
Others Present:	Mr. & Mrs. Haddock	10305 E. Cochise Dr.
	Jake Amrani	10175 E. Cochise Dr.
	Adam Kline	9676 E. Turquoise Ave. (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 October 14, 2026, meeting minutes.

Motion passed.

Review of Submittals:

Subm. #668742 – Additions – Mirador
9676 E. Turquoise Ave. – Kline

MOTION: It was moved and seconded to ***approve*** this request of the construction of an addition.
A 330 square foot addition and a 52 square foot storage addition will be constructed on the right side of the house.
Currently the lot coverage is 19.5%.
The ending lot coverage will be 21.8%.
The allowable lot coverage is 40%.
The existing chimney will be built around.
The wall stucco, Vanilla Shake paint, Eagle #8822 San Buenaventura roof and fascia detail will all match the existing.
The front facing wall will have a new Anderson 100 series Fibrex window installed that will match the existing.
The back facing storage room will have a door painted weathered brown to match existing.

The living space addition (office and bath) will have 2 step backs from the side shared property line with a total length of 20.14’ with a 6.8’ setback from the side shared wall.
The main section of the office addition will be 15'10" long x 15’ wide.
The bath section will be 5'4" long x 12’ wide.
The storage addition will be 5'10" long and 9’ wide with a 6.11’ setback from the side shared wall.
The side setback maintains a 5’+ distance from the shared wall.
The construction timeframe has been received.

Motion passed.

Meyers Ficus tree: 10295 E. Cochise Dr.

Neighbors, the Haddocks, requested reversal of the staff approval citing too many trees.

MOTION: It was moved and seconded to uphold the staff-level approval granted on December 29, 2025, for Submittal #628959, pertaining to the planting of a Ficus tree.

Your submittal is approved to plant a tree.
A ficus tree was planted in the back of the home, 15' from the lake and 15' from the shared property line to the east.

Motion passed. Steve Grady opposed.
The committee requested that staff confirm that this tree meets the setback requirements,

Adjournment: The meeting was adjourned at 4:03 p.m.