

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, May 6th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:33 PM

ROLL CALL – BD/SB/TI/CHC/TE - in attendance.

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

- 1. APPROVAL OF AGENDA – Approved 5-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 5-0**
 - a. Conformed Agenda – CC&R Meeting – April 1st, 2024

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 58
 - Courtesy Notices – 13
 - Initial Notices – 8
 - Final Notices – 7
 - Pre-legal Notices – 5
 - Referred to Legal – 0
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 11

- b. Architectural Review Projects – Period – April 2024
 - o Projects Reviewed – 26
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 12
- o Solar – 1
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 4
- o Swimming Pool – 1
- o Exterior House Paint – 1
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 1
- o Window Replacement – 1

4. Action Item – Staff is seeking approval for the following.

- a. **CCR21 - 1001 – 2431 Mellowdawn Ln. – Deer Trail Estates – Improperly Stored Vehicles.** This case originally went to pre-legal on 2/13/2023 for a boat, and commercial box dump trailer. The same violations have returned. During the Neighborhood Campaign in the area, staff found items in the same place as before.
Recommendation: Typically, the violation status would pick up where it left off. Since the case is opening back up 14 months later, staff would like to reissue a pre-legal notice. The Owner is the same as in 2023. – *Pre-legal approved by committee 5-0*

5. Staff Updates – (Not an action item)

- a. Neighborhood Campaign – Cameron Park N. #3 on Knollwood, Kimberly and Oakwood. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage. This campaign has been completed.
- b. The CC&R/ARC department publicized a new program we are calling “Site Assistance”. This program reminds residents that a ARC staff member can (by appointment) meet with a homeowner at their property to review new projects and guide them through the CC&Rs to ensure that their project meets the required CC&R criteria. We want to help our residents complete their projects without any costly corrections or removals. Since the announcement at the beginning of April, Staff has had 6 site visits assisting residents.
- c. CCR23-1014 2885 Holly Hills Ln. – Owner submitted application for fence correction in February and received approval for the fence correction to be made. Per the approval letter. This must be done by Mid-May. If not completed. The case will move forward with legal.
- d. CCR22-1099 Sheridan Rd., CCR23-1076 3605 Millbrae Rd. are on prelegal hold while neighborhood campaign time periods provide additional results on other properties in that neighborhood. Other residents are making improvements for storage and staff is working with those residents prior to moving into legal on residents.

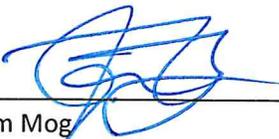
6. Items for Future CC&R Committee Agendas - None

7. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – Next meeting June 3rd. No absences noted for the June 3rd meeting.

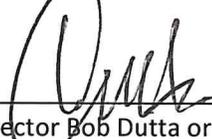
ADJOURNMENT – 6:05 PM

Conformed Agenda Prepared by:



Jim Mog
CC&R Officer

Conformed Agenda Approved by:



Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee