



**Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 7, 2025
5:30 pm**

Cameron Park Community Center – Social Room

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

Minutes

**Members: Chair Bob Dutta (BD), Vice Chair Tim Israel (TI), Katie Gilchrest (KG),
Candace Hill Calvert (CHC), Terry Eastwood (TE)
Alternate: Sid Bazett (SB)**

Staff: Maurice Johnson, Interim General Manager; Jim Mog, CC&R Compliance Officer

CALL TO ORDER - 5:30pm

ROLL CALL – BD/KG/CHC/TE (TI Absent) – Staff JM/MJ

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.

ADOPTION OF AGENDA - Approved

APPROVAL OF MINUTES - Approved

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

1. Monthly Staff Report

Open Violations, CC&R Violation Manager Case Detail Report (written report attached item# 1a)

- Total Cases Open = 50
 - Courtesy Notices – 18
 - Initial Notices – 7
 - Final Notices – 5
 - Pre-legal Notices – 2
 - Referred to Legal – 0
 - Continue to Monitor - 16
- May & June Cleared Cases – 25
- May and June New Cases – 26

Architectural Review Projects – May & June 2025

- Projects Reviewed – 31
- Projects Approved – 31

Summary of ARC Projects:

- Roofs – 20
- Solar – 1
- Tree Removals – 0
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 3
- Carport – 0
- Deck – 0
- Exterior Renovation/Room Addition – 0
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 0
- Window Replacements – 1

2. Pre-legal/Legal Request (Committee Action required)

- a. CCR21-1002: 3003 Wilkinson Road – The owner of address was served legal notice in October of 2024. The owner contacted previous GM to discuss. Staff is receiving complaints for the same violations. Inspections confirm the complaints. Issues are as they were for legal last year. Staff are requesting the CC&R Committee to review the case and determine if legal action should be taken – Case will be presented by staff – *Removed from Agenda by committee to be reviewed by staff prior to action from committee.*

- b. CCR21-1001: 2431 Mellowdawn Way – The owner of address was served legal notice in September of 2024. At the time, the owner reorganized the side yard to manage material and trailer storage. The address has trailer and storage access from Wilkinson Rd. Complaints and inspection confirm that the same issues with trailers and materials are beginning to be an issue again this season. Staff is requesting the CC&R Committee to review the case and determine if legal action should be taken – Case will be presented by staff– *Removed from Agenda by committee to be reviewed by staff prior to action from committee.*

3. Staff Update (Not an Action Item)

- a. Staff will be completing a Neighborhood Campaign in Cameron Park #8. The sweep will be looking for:
- Trailered items not stored properly.
 - Storable items such as trash and building/landscape materials to be properly stored.
 - Frontage maintenance of overgrown weeds.
- b. The ARC revenues for the 2024/2025 Fiscal Year exceeded this year's goal of \$32,000.00. These funds will help the overall CC&R budget.
- c. CC&R Officer to schedule a Rotary Lunch meeting with Director Bazett to discuss ARC Committee volunteer opportunities with the Cameron Park Rotary.

4. Items for Future CC&R Committee Agendas

– *Service/Emotional Support Animal Review*

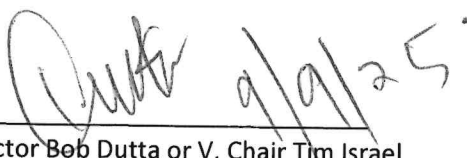
5. Items to be taken to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:07pm



Jim Mog
CC&R Officer



Chair Director Bob Dutta or V. Chair Tim Israel
CC&R Committee