



Architectural Review Committee Meeting

Tuesday, April 28, 2026

8:30am

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. 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.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- ARC Committee Meeting – March 31st, 2026

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

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. New Business

Item #	Property Address	Unit	APN	Project
1a.	7071 Kentfield Dr.	Cameron Ridge #2	083-583-025	Retaining Wall
1b.	3343 Fairway Dr.	Cameron Park #1	082-112-010	Siding
1c.	3230 Sudbury Rd.	Cameron Park #6	083-253-026	Storage Shed
1d.	3400 Raben Way	Eastwood Park #1	070-323-010	Swimming Pool, Patio Cover, Deck
1e.	3038 Merrywood Cir.	Cameron Park N 2	082-232-007	Fence
1f.	3903 Archwood Rd.	Cameron Park N 2	082-232-003	Storage Shed

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ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (16) Sixteen
3144 Quad Ln. Suite D., 3291 Rolls Dr., 3634 Montclair Rd., 3778 Millbrae Rd., 3274 Fairway Dr., 3297 Pomo Ct., 3414 Orinda Cir., 3801 Los Santos Dr., 3781 Cambridge Rd., 3488 Covello Cir., 3120 Quad Ln., 2887 Royal Park Dr., 2521 Dudley Dr., 3593 Ravenwood Ln., 3726 Sheridan Rd., 2421 Knollwood Dr.
- Staff Approved Solar - (1) One
3297 Pomo Ct.
- Staff Approved Oak Trees Removals - (0) None

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

ADJOURNMENT



Architectural Review Committee Meeting

Tuesday, March 31, 2026

8:30am

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Minutes

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:35am

ROLL CALL – JH/SK (KM was absent) – Staff JM

Public testimony will be received on each agenda item as it is called. 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.

APPROVAL OF AGENDA - Approved

APPROVAL OF MINUTES - Approved

- ARC Committee Meeting – March 17th, 2026

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

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. New Business

Item #	Property Address	Unit	APN	Project	Status
1a.	3310 Cimmarron Rd.	Cameron Park #12	116-311-001	Exterior Paint	<i>Approved</i>
1b.	3320 Cimmarron Rd.	Cameron Park #12	116-311-002	Exterior Paint	<i>Approved</i>
1c.	3336 Cimmarron Rd.	Cameron Park #12	116-311-003	Exterior Paint	<i>Approved</i>
1d.	2637 Knollwood Dr.	Cameron Park N #3	082-261-006	Patio Cover	<i>Approved</i>
1e.	3056 Camerosa Cir.	Bar J Ranch #1	119-203-009	Patio Cover	<i>Approved</i>
1.f	3261 Sandhurst Ct.	Deer Trail Estates	116-482-006	Shed	<i>Approved</i>
1.g	3235 Wilkinson Rd.	Cameron Park N #8	082-552-001	New Home Construction	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (6) Six
2850 Maryetta Ct., 3473 Santos Cir., 3686 Cambridge Rd., 4674 Abrijo Rd., 3500 La Cienega., 3416 Oxford Rd.
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

- *SK unavailable on 4/14/26, JH available, call KM for availability.*

ADJOURNMENT -

Niki Garrison
Board Clerk

Chair J. Heuerman or Vice Chair S. Khales