



Architectural Review Committee Meeting

**Tuesday, September 8, 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),
Melody Tehrani (MT)

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 Special Meeting – August 28th, 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.	3360 Cimarron Rd.	Cameron Park #12	116-311-005	New Home Construction
1b.	3405 Charito Ln.	Viewpointe	116-403-010	Deck
1c.	558 Crazy Horse Ct.	Cambridge Oaks #3	119-320-025	New Home Construction
1d.	3026 Pasada Rd.	Viewpointe	116-393-001	Fence

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (5) Five
3646 Fairway Dr., 3581 Santos Cir., 3203 Sudbury Rd., 3144 Quad Ln. Unit C., 3075 Royce Dr.
- 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

ADJOURNMENT



Architectural Review Committee Meeting

Friday, August 28, 2026

8:30am

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

Special Meeting Agenda

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

Alternate: Sidney Bazett (SB), Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:40 AM

ROLL CALL - KM/MT/SB

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 – August 11th, 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.	3348 Cimmarron Rd.	Cameron Park #12	116-311-004	New Home Construction	<i>Approved</i>
1b.	3546 Kimberly Rd.	Cameron Park #3	082-284-005	Swimming Pool	<i>Approved</i>
1c.	3033 Royal Dr.	Cameron Park N #2	082-204-002	Deck Replacement	<i>Approved</i>
1d.	3410 Sudbury Rd	Cameron Park #6	083-282-008	Roof & Siding	<i>Conditinal Approval For Siding Color – Color Received and Approved.</i>
1e.	2963 Windsor Ct.	Highlands #4B	102-432-004	Deck	<i>Approved</i>
1f.	2860 Vista Verde Dr.	Hillview Estates	116-422-007	Siding	<i>Approved</i>
1g.	3379 Fairway Dr.	Cameron Park N. #1	082-112-005	New Home Construction	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (2) Two
2189 Winterhaven Cir., 2937 Pasada Rd.,
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None

3. Items for Future Architectural Review Committee Agendas - *None*

4. Items to take to the CC&R Committee - *None*

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF – *KM to be present 9/8/26 – MT to be present 9/8/26.*

ADJOURNMENT – *9:38 AM*

Niki Garrison
Board Clerk

Chair J. Heuerman or Vice Chair S. Khales