

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



**Architectural Review Committee
Regular Meeting
Tuesday, September 16, 2025
8:30am**

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

Minutes

Members: Chair - Open, Vice Chair - Jeff Heurman (JH), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member, Shayan Kholes (SK)

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:32am

ROLL CALL – JH/SB/SK (KM absent)

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 – 3-0

APPROVAL OF CONFORMED AGENDA – Approved – 3-0

- Conformed Agenda – ARC Committee Meeting – September 2, 2025

Open Forum

The public may make comments on items that do not fall under this agenda. Individual comments are limited to 3 minutes except with the consent of this committee. Individuals may only speak once.

DEPARTMENT MATTERS

COMMITTEE REVIEW/ACTION

Items Requiring ACTION – Review and Provide Decision

1. New Business

Item #	Property Address	Unit	APN	Project	Status
1a.	3593 Ravenwood Ln.	Cameron Park #3	082-323-010	Swimming Pool	<i>Approved</i>
1b.	3506 Sombra Ct.	Bar J Ranch #1	119-203-019	Exterior House Paint, Siding, Trailer Port Gate	<i>Approved</i>
1c.	3097 Royce Dr.	The Highlands #1	102-314-001	Deck	<i>Approved</i>
1d.	3000 Alhambra Ct.	Cameron Park #7	083-102-009	Retaining Wall	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (7) Seven:
(2709 Sterling Way., 2855 Knollwood Dr., 3340 Bow Mar Ct., 3350 Bow Mar Ct.,
3353 Bow Mar Ct., 3358 Bow Mar Ct., 4680 Abrijo Rd.)
- Staff Approved Solar - (1) One
(3827 Fairway Dr.)
- Staff Approved Trees Removals - (0) None

FUTURE AGENDAS


3. Items for Future Architectural Review Committee Agendas

- Discuss options for November 11th holiday – Committee Agreed to switch to Nov. 12th for the ARC meeting.

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

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF – JH & SK available for September 30th meeting.

ADJOURNMENT – 9:10am



Jim Mog
CC&R Officer

9.30.25



Jeff Heurman or Kathi Markan
Architectural Review Committee