

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, February 3, 2020
5:30 p.m.

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

Conformed Agenda

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:30pm
2. **ROLL CALL** – GL/BD/FC/HM/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.

3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
5. **OPEN FORUM**

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

COMMITTEE REVIEW/ACTION

6. **MONTHLY STAFF REPORT**

Update on Previous Action Items:

| Item # | Property Address | Unit | Parcel Number | Violation | CC&R Violation Case # | Action | Outcome |
|--------|---------------------|------------------------|-----------------|-----------------------------|-----------------------|-------------------------------|--|
| 6a. | 4165 Crazy Horse Rd | Cambridge Oaks Unit #3 | 119-274-019 | Unmaintained Lot | CCR19-1032 | Legal Counsel has sent letter | Additional violation notice issued for refuse accumulation |
| 6b. | 3115 Boeing Rd | Airpark Estates | 083-162-006-000 | Improperly Stored Materials | CCR19-1035 | Legal Counsel has sent letter | 30 day hold on further legal action while property owner works on removing items |

Items Requiring Action:

| Item # | Property Address | Unit | Parcel Number | Violation | CC&R Violation Case # | Recommended Action |
|--------|---------------------|----------------------------|-----------------|---------------------------|-----------------------|---|
| 6c. | 2740 Alhambra Drive | Cameron Park North Unit #7 | 083-072-028-000 | Improperly Stored Vehicle | ARC19-1095 | Consider eligibility for a Temporary Variance |

- Motion to consider eligibility for a temporary variance for 2740 Alhambra Drive.

GL/BD – Motion Passed
Ayes – GL, SB, FC, HM, BD
Noes – 0
Absent – 0
Abstain – 0

6d. Open Violations

- Initial Notices - 15
- Final Notices - 3
- Pre-Legal Notices – 1
- Pending – 8
- Legal Cases – 2 (1 in limited legal)

Note: A list of current violations will be available at the meeting.

6e. Architectural Review - January

- Projects Reviewed – 22
- Approved – 22
- Denied – 0
- Held Over to January – 0

6f. Staff Update

- *Staff designed and has begun mailing courtesy notices as a preliminary violation notification.*

7. Appointment of Current Community Members, G. Lillpop, S. Bazett, B. Dutta

8. Discuss 2020 Committee Work Plan (all; discussion)

9. Items for March and Future CC&R Committee Agendas

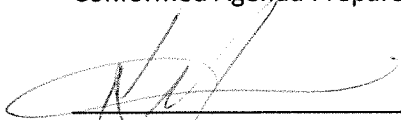
- *2349 Mesita Court Violations*
- *3248 Chasen Drive Variance Renewal*
- *Appointment of Current Community Members*

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

12. ADJOURNMENT – 6:41pm

Conformed Agenda Prepared by:



Kate Magoolaghan
CC&R Compliance Officer

Conformed Agenda Approved by:



Sidney Bazett, Chair
CC&R Committee