

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



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

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/83971140391>

Meeting ID: 839 7114 0391

(Teleconference/Electronic Meeting Protocols are attached)

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 Jim Mog

1. CALL TO ORDER

2. 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.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

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. Appeal of Architecture Review Committee's Approval for Fencing Project at 2969 Mount View Court (J. Mog)

- Action: Review and Discuss

Item #	Property Address	Unit	APN	Project
6.	2969 Mount View Court	Deer Creek Estates Unit #B	116-382-007-000	Fence

7. MONTHLY STAFF REPORT

7a. Open Violations – August & September

- Initial Notices - 13
- Final Notices - 4
- Pre-Legal Notices – 3 (*approved in July; pending staff review of current property conditions*)
- Pending – 6
- Legal Cases – 1

7b. Architectural Review Month of September

- Projects Reviewed – 25
- Approved – 19
- Denied – 0
- Held Over – 0
- ARC Review Not Required - 1

7c. Staff Update

- New CC&R Officer training continues

8. Items for November and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/911111111111> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



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

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/84975171189>

Meeting ID: 849 7517 1189

(Teleconference/Electronic Meeting Protocols are attached)

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 (vacant)

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

- 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

6a. Open Violations

- Initial Notices - 8
- Final Notices - 4
- Pre-Legal Notices – 3 (pending CC&R Officer replacement)
- Pending – 4
- Legal Cases – 1 (limited legal)

6b. Architectural Review – July

- Projects Reviewed – 20
- Approved – 20
- Denied – 0
- Held Over to August – 0

6c. Staff Update

- Recruitment and selection process to fill CC&R Compliance Officer vacancy is ongoing

7. Items for September and Future CC&R Committee Agendas

- *CC&R/ARC Policies and Procedures (after CC&R Compliance Officer vacancy is filled)*
- *Pre-legal/legal notice action (after CC&R Compliance Officer vacancy is filled)*

8. Items to take to the Board of Directors

9. MATTERS TO AND FROM COMMITTEE MEMBERS

- *FC is contact tracer; JR reminded committee members that virtual CSDA is available.*

10. ADJOURNMENT – 5:49pm



Agenda Transmittal

DATE: October 5, 2020

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6: Appeal of Architectural Review Committee (ARC) Approval for Perimeter Fence Project at 2969 Mount View Court

RECOMMENDED ACTION: **REVIEW AND SUPPORT ARC APPROVAL OF PERIMETER FENCE PROJECT AT 2969 MOUNT VIEW COURT**

OVERVIEW

On July 21, 2020, the Architectural Review Committee (ARC) approved a new perimeter fence project to replace an old fence at 2969 Mount View Court. Their approval was based upon compliance with Deer Creek Estates Unit B CC&R requirements and County requirements including setbacks and easements. Furthermore, the decision was reviewed with District legal counsel for confirmation of the decision.

The Appellant is appealing ARC's approval due to height and location of fence within an easement and/or setback.

BACKGROUND

Below is a timeline of events leading to the ARC's approval to replace the old perimeter fence with a new fence on both sides of the property and the back property line. The recorded events are as follows:

6/19/20 – Complaint filed via the District website regarding fence construction at 2969 Mount View Court.

7/1/20 – Courtesy Notice was prepared and sent to the property owner for construction of a fence without ARC approval.

7/15/20 – Owner complied with Courtesy Notice by holding on the construction of the fencing project. Application was completed (and fees paid) and sent to the District along with photos of the project at time of hold. Applicant included fence design, additional condition of site photos, plot map, and subdivision map. The applicant included a letter to confirm the procedures that the homeowner followed for his submittal.

7/21/20 - Fence project at 2969 Mount View Court was reviewed by the ARC and approved to complete the fence as detailed by the applicant.

8/7/20 – The Comcate (Architectural Review/CC&R software) files were updated to include all data sent by applicant and the ARC decision. The file was completed and closed.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1043	Approved for Pre-Legal	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1086	Approved for Pre-Legal	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR20-1000	Approved for Pre-Legal	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3154	OAKWOOD	Rd	CAMERON PK N 3
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1072	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR20-1021	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Open Cameron Park North Unit No. 2 - Visible Laundry Prohibited - Open	3951	HILLSBOROUGH	Rd	CAMERON PK N 2
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way	EASTWOOD PARK #2

CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABL A	Rd	CAMERON PK N 1
CCR20-1005	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3932	LOS SANTOS	Dr	CAMERON PK N 1
CCR20-1010	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd	CAMERON PK N 3
CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	615	TARAYA	Ct	CAMBRIDGE OAKS #3
CCR20-1034	Initial Notice Sent	Other - Open Abandoned Vehicle - Open Cameron Park Unit No. 12 - Section 10. - Open	3303	ROLLS	Dr	CAMERON PARK #12
CCR20-1035	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3451	LA CANADA	Dr	CAMERON PK N 7
CCR20-1038	Initial Notice Sent	Deer Creek Estates Unit B - Architectural Committee Approval Required - Open Deer Creek Estates Unit B - Special Provisions - 12) - Open	2832	HILLCREST	Dr	DEER CRK EST B
CCR20-1039	Initial Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open	4066	PLATEAU	Cir	TWIN CANYON ESTATES
CCR19-1021	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Prevention of Trash Accumulation - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1022	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1

CCR19-1094	Pending	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1
CCR19-1102	Pending	Air Park Estates - Architectural Committee approval required - Open	3181	WESTERN	Dr	AIR PARK EST AM
CCR19-1105	Pending	Deer Creek Estates Unit 1 - Vehicles - Open	2964	OAKLEAF	Dr	DEER CRK EST 1
CCR20-1020	Pending	Cameron Woods Unit No. 6 - Architectural Committee Approval Required - Open Cameron Woods Unit No. 6 - Setbacks - Open	1980	RIBIER	Way	CAMERON WOODS #6

Report Details

Number of Cases: 72

CC&R Violation Manager Case Detail Report

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