



## **Architectural Review Committee Meeting**

**Tuesday, October 28, 2025  
8:30am**

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

## **Agenda**

Members: Chair - Open, Vice Chair - Jeff Heurman (JH), Kathi Markan (KM)  
Alternate: Sidney Bazett (SB) Board Member, Shayan Khales (SK)  
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 – September 30<sup>th</sup>, 2025

### **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**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>APN</b>	<b>Project</b>
1a.	3382 Oxford Rd.	Air Park Estates	083-243-002	Siding
1b.	3869 Archwood Rd.	Cameron Park N #2	082-224-004	Siding
1c.	2580 Kimberly Rd.	Cameron Park N #3	082-335-004	Fence

**ADMINISTRATIVE APPROVALS**

**2. Review and Support Staff's Approvals**

- Staff Approved Roofs – (4) Four:  
*(3626 Kimberly Rd, 3096 Gateway Dr., 3355 Melodye Ct., 2790 Waverly Dr.)*
- Staff Approved Solar - (2) Two:  
*(4502 Bocana Rd., 3446 Major Ct.)*
- Staff Approved Trees Removals - (0) None

**3. Items for Future Architectural Review Committee Agendas**

- Next ARC meeting is Wednesday, November 12<sup>th</sup> (due to holiday)

**4. Items to take to the CC&R Committee**

**MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF**

**ADJOURNMENT**

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



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

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

**Minutes**

Members: Chair - Open, Vice Chair - Jeff Heuerman (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/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**

**APPROVAL OF MINUTES – Approved**

- ARC Committee Meeting – September 16, 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**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>APN</b>	<b>Project</b>	<b>Status</b>
1a.	2761 Wentworth Rd.	Cameron Park #2	082-161-009	Swimming Pool	<i>Approved</i>
1b.	3106 Woodleigh Ln.	Woodleigh Summit #1	116-512-007	Exterior House Paint	<i>Approved</i>
1c.	2818 Woodleigh Ln.	Creekside Estates #6	116-531-006	Siding & Windows	<i>Approved</i>
1d.	2700 Sterling Way	Cameron Park #12	116-324-003	Deck & Pool Refurbishment	<i>Approved</i>

**ADMINISTRATIVE APPROVALS**

**2. Review and Support Staff's Approvals**

- Staff Approved Roofs – (5) Five:  
*(3949 Toronto Rd., 3935 Los Santos Dr., 3217 Granada Dr., 3139 Oakwood Rd., 2921 Alhambra Dr.)*
- Staff Approved Solar - (0) None
- Staff Approved Trees Removals - (0) None

**FUTURE AGENDAS**

**3. Items for Future Architectural Review Committee Agendas**

- Discuss options for November 11<sup>th</sup> holiday – *Confirmed with the committee - Nov 12<sup>th</sup> date will work.*

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

**MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF - None**

**ADJOURNMENT – 8:52am**

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Jim Mog  
CC&R Officer

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Jeff Heuerman or Kathi Markan  
Architectural Review Committee