Cameron Park Community Services District

2502 Country Club Drive

Cameron Park, CA 95682

**Covenants, Conditions & Restrictions (CC&R) Committee**

**Meeting**

**Monday, April 3, 2023**

**5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive**

**Cameron Park, CA 95682**

**Conformed Agenda**

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD),

Director Dawn Wolfson (DW), Kristen Wiederhold (KW)

Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

**CALL TO ORDER *- 5:30 PM***

**ROLL CALL** *– EA, BD, CHC, DW, KW*

*Public testimony will be received on each agenda item as it is called. The 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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.*

**APPROVAL OF AGENDA** *- Approved – 5-0*

1. **APPROVAL OF CONFORMED AGENDA***– Approved – 5-0*

a. Conformed Agenda – CC&R Meeting – March 6, 2023

**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**

1. **Monthly Staff Report**
2. Open Violations, CC&R Violation Manager Case Detail Report (written report)
   * Total Cases Open = 38
     + Initial Notices – 7
     + Referred to Legal – 4
     + Pre-Legal Notices – 3
     + Final Notices – 6
     + Referred to Outside Agency – 1
     + Courtesy Notices – 5
   * Prior Month’s Cleared Cases – 23
   * Prior Month’s New Cases – 6
3. Architectural Review Projects – Period – March 7th-21st, 2023

* Projects Reviewed – 26
* Projects Approved – 25
* Monthly Total Jobs - 47

Summary of ARC Projects:

* Roofs – 13
* Solar – 5
* Tree Removals – 2
* Fences – 1
* New Home Const. – 1
* ADU/JADU – 1
* Swimming Pool – 0
* Exterior House Paint – 0
* Carport – 1
* Deck – 1
* Exterior Renovation – 0
* Siding Replacement – 0
* Detached Garage – 0
* Gazebo/Pergola/Patio Cover – 0

**3.Review and Discuss**

a) Airpark Estates CC&R. (Attachment 3a.)

b) C&R Department field Priorities – Revisit for new CC&R committee members (Attachment 3b.)

**4. Staff Updates**

1. CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case has been moved to Legal notice from council. Abatement still not achieved.
2. CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case was forwarded to Legal notice from council for improperly stored trailer item. The owner is refusing to comply and has not been to the CC&R meetings to discuss.

CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to the owner on October 11, 2022. No applications for improvements on storage have been received. Abatement completed as of last inspection.

1. CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. The owner has been sent a legal notice. Abatement complete.

**5. Items for Future CC&R Committee Agendas** *– Meet with Air Park Manager to discuss issues with the current CC&R’s. Staff driven and internal meeting. Report back to CC&R committee with the results. Timeline – June/July for update.*

**6. Items to take to the Board of Directors**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF** – Tim Reimer and Andre Pichly will be conducting the May meeting. – CHC Will be out for the May 1 meeting.

**ADJOURNMENT** *– 6:41 AM – 5-0*

Conformed Agenda Prepared by: Conformed Agenda Approved by:

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Jim Mog Chair Director Eric Aiston or V. Chair Bob Dutta

CC&R Officer CC&R Committee