

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, October 7th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:31 PM

ROLL CALL – BD/SB/CHC/TE/ALTERNATE DW (Arrived Late) – Absent TI – Staff – JM/AG

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.

- 1. APPROVAL OF AGENDA – Approved 4-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 4-0**
 - a. Conformed Agenda – CC&R Meeting – September 9th, 2024

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

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 47
 - Courtesy Notices – 15
 - Initial Notices – 4
 - Final Notices – 5
 - Pre-legal Notices – 1
 - Referred to Legal – 2
 - Prior Month's Cleared Cases – 9
 - Prior Month's New Cases – 6

- b. Architectural Review Projects – Period – September 2024
 - Projects Reviewed – 28
 - Projects Approved – 28

Summary of ARC Projects:

- Roofs – 11
- Solar – 1
- Tree Removals – 1
- Fences – 3
- Multi Residential Development. – 1
- ADU/JADU – 0
- Swimming Pool – 1
- Exterior House Paint – 2
- Carport – 0
- Deck – 2
- Exterior Renovation/Room Addition – 2
- Siding Replacement – 2
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 2
- Storage Shed – 0
- Window Replacement – 0

4. Violation Notice Examples – (Not an Action Item).

- a. The violation notices that we are reviewing are developed by our legal counsel for CC&Rs. They are specific to the wording that is required for future action to be taken if necessary. These letters are presented to the committee for purposes of education and knowledge of the documents that are sent to owners requesting compliance. These letters are not to be revised without legal counsel review and approval.

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Vehicle Restrictions. Pre-legal notice was served. The motorhome is still being stored on the street. The case has been forwarded to legal and legal notice is being sent.

- b. **Neighborhood Campaigns – Highlands, Cambridge Oaks and Bar J Ranch.** – Staff has started the 2024 neighborhood campaigns. September included Highland’s neighborhoods 1 -4, Cambridge Oaks neighborhoods 1-3 and Bar J Ranch neighborhoods 1-3. Staff found various addresses with items for owners to focus on to avoid violation notices. Letters were sent to those addresses. Staff is pleased to report that many residents in these neighborhoods have been keeping up on their CC&R obligations with minimal addresses that needed attention.

6. Items for Future CC&R Committee Agendas – *Meeting for November 4th is canceled. Reconvene on December 2nd.*

7. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF:

Staff is requesting the CC&R committee meeting scheduled for Nov 4th be rescheduled to a different date or cancelled if possible. The request is open for discussion between committee and staff. – *Decision to cancel Nov 4 – 5-0 Vote*

ADJOURNMENT: - 6:15 PM

Jim Mog
CC&R Officer



Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee