



Architectural Review Committee Meeting

Tuesday, May 12, 2026

8:30am

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

Agenda

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM)

Alternate: Sidney Bazett (SB), Board Member

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 – March 31st, 2026

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

Item #	Property Address	Unit	APN	Project
1a.	3828 Fairway Dr.	Cameron Park #1	082-061-001	Exterior Renovations with Roof line change
1b.	3660 Toronto Rd.	Cameron Park #1	082-064-003	Deck
1c.	3540 Castlebrook Rd.	Cameron Park #1	082-094-005	Fence & Gate
1d.	3061 Portillo Ct.	Cameron Park N 8	082-542-010	Windows
1e.	3204 Western Dr.	Air Park Estates	083-202-004	Patio Cover

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (5) Five
2514 Deer Trail Ln., 2890 Royce Dr., 3019 Twin Oaks Rd., 3276 Oxford Rd., 3379 Cambridge Rd.
- Staff Approved Solar - (0) None
3297 Pomo Ct.
- Staff Approved Oak Trees Removals - (0) None

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

ADJOURNMENT



Architectural Review Committee Meeting

Tuesday, March 31, 2026

8:30am

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

Minutes

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:35am

ROLL CALL – JH/SK (KM was absent) – Staff JM

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 – March 17th, 2026

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

Item #	Property Address	Unit	APN	Project	Status
1a.	3310 Cimmarron Rd.	Cameron Park #12	116-311-001	Exterior Paint	<i>Approved</i>
1b.	3320 Cimmarron Rd.	Cameron Park #12	116-311-002	Exterior Paint	<i>Approved</i>
1c.	3336 Cimmarron Rd.	Cameron Park #12	116-311-003	Exterior Paint	<i>Approved</i>
1d.	2637 Knollwood Dr.	Cameron Park N #3	082-261-006	Patio Cover	<i>Approved</i>
1e.	3056 Camerosa Cir.	Bar J Ranch #1	119-203-009	Patio Cover	<i>Approved</i>
1.f	3261 Sandhurst Ct.	Deer Trail Estates	116-482-006	Shed	<i>Approved</i>
1.g	3235 Wilkinson Rd.	Cameron Park N #8	082-552-001	New Home Construction	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (6) Six
2850 Maryetta Ct., 3473 Santos Cir., 3686 Cambridge Rd., 4674 Abrijo Rd., 3500 La Cienega., 3416 Oxford Rd.
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

- *SK unavailable on 4/14/26, JH available, call KM for availability.*

ADJOURNMENT -

Niki Garrison
Board Clerk

Chair J. Heuerman or Vice Chair S. Khales