

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, January 6, 2020**  
**5:30 p.m.**

**Cameron Park Community Services District**  
**2502 Country Club Drive, Cameron Park**

**Conformed Agenda**

Members: Director Felicity Wood Carlson (FC), Sidney Bazett (SB),  
Director Holly Morrison (HM), Gerald Lillpop (GL), Bob Dutta (BD)  
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

**1. CALL TO ORDER – 5:32pm**

**2. ROLL CALL – FC/SB/HM/GL/BD**

- Nominate Committee Chair

*Chair Sidney Bazett and Vice Chair Gerald Lillpop*

*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 Board; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Board. The Board 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 jurisdiction of the Board of Directors.*

**COMMITTEE REVIEW/ACTION**

## 6. MONTHLY STAFF REPORT

### Update on Previous Action Items:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	Owner has been making some progress
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Approved by Board for legal action

### Items Requiring Action:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6c.	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Property is pending sale. Variance request is pending.

### 6d. Open Violations

- Initial Notices - 24
- Final Notices - 4
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 2 (1 in limited legal)

Note: A list of current violations will be available at the meeting.

### 6e. Architectural Review

- Projects Reviewed – 9
- Approved – 9
- Denied – 0
- Held Over to January – 0

### 6f. Staff Update

## 7. Updated CC&R Procedures for Committee Review

- *Discussed Proposed Updated CC&R Procedures; committee provided feedback.*

**8. Discuss 2020 Committee Work Plan** (all; discussion)

- *Held over to February CC&R Committee Meeting.*

**9. Items for February and Future CC&R Committee Agendas**

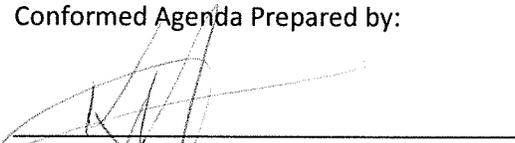
- *Reappointment of community members pending policy*
- *Continue Work on Updated CC&R Procedures for Committee Review*
- *Discuss 2020 Committee Work Plan*

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

**11. MATTERS TO AND FROM COMMITTEE MEMBERS**

**12. ADJOURNMENT – 6:41pm**

Conformed Agenda Prepared by:



Kate Magoolaghan  
CC&R Compliance Officer

Conformed Agenda Approved by:



Sidney Bazett, Chair  
CC&R Committee