



Architectural Review Committee Meeting

Tuesday, July 28, 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),
Melody Tehrani (MT)

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 – July 14th, 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.	4040 Berry Rd.	Cambridge Estates	116-651-004	Patio Cover
1b.	3299 Kimberly Rd.	Cameron Park N 3	082-303-005	Swimming Pool
1c.	3182 Fairway Dr.	Air Park Estates	083-191-004	Remodel with Roof Line Change
1d.	3026 Pasada Rd.	Viewpoint	116-393-001	Swimming Pool
1e.	2953 Boeing Rd.	Air Park Estates	083-141-004	Remodel with Roof Line Change
1f.	2501 Deer Trail Ln.	Cameron Park #12	116-335-005	Deck Remodel and Window Door Install
1g.	2741 La Crescenta Dr.	Cameron Park #7	083-053-002	Detached Garage
1h.	3249 Baron Ct.	Air Park Estates	083-151-009	Swimming Pool
1i.	2517 Deer Trail Ln.	Cameron Park #12	116-335-007	Deck

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (6) Six
3187 Bonanza Dr., 3468 Kimberly Rd., 3528 Sudbury Rd., 3561 Culver Ln., 3822 De Sabla Rd., 3130 Quad Ln.
- Staff Approved Solar - (1) One
2697 Sterling Way
- Staff Approved Oak Trees Removals - (1) One
3026 Pasada Rd.

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, July 14, 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),
Melody Tehrani (MT)

Alternate: Sidney Bazett (SB), Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:37 AM

ROLL CALL – JH/MT

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

- Architectural Review Committee Meeting – June 23rd, 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.	3581 Kimberly Rd.	Cameron Park N. #3	082-333012	Siding Replacement	<i>Approved</i>
1b.	2715 Wentworth Rd.	Cameron Park N. #3	082-334-003	Siding Replacement	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (3) Three
2508 Deer Trail Ln., 2973 Oakleaf Dr., 3250 Cambridge Rd.
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None
- Silver Springs – Lot #7, Lot #8, Lot #37

3. Items for Future Architectural Review Committee Agendas - None

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

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF – *JH & MT scheduled to attend 7/28*

ADJOURNMENT – *8:58am*

Niki Garrison
Board Clerk

Chair J. Heuerman or Vice Chair S. Khaless