

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, February 3, 2020
5:30 p.m.

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

Agenda

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

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

1. CALL TO ORDER

2. 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.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

5. OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

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	Additional violation notice issued for refuse accumulation
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	30 day hold on further legal action while property owner works on removing items

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	Consider eligibility for a Temporary Variance

6d. Open Violations

- Initial Notices - 15
- Final Notices - 3
- Pre-Legal Notices – 1
- Pending – 8
- Legal Cases – 2 (1 in limited legal)

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

6e. Architectural Review - January

- Projects Reviewed – 22
- Approved – 22
- Denied – 0
- Held Over to January – 0

6f. Staff Update

7. Appointment of Current Community Members, G. Lillpop, S. Bazett, B. Dutta

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

9. Items for March and Future CC&R Committee Agendas

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

12. ADJOURNMENT

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

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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

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Items Requiring Action:

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6d. Open Violations

- Initial Notices - 24
- Final Notices - 4
- Pre-Legal Notices – 0
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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

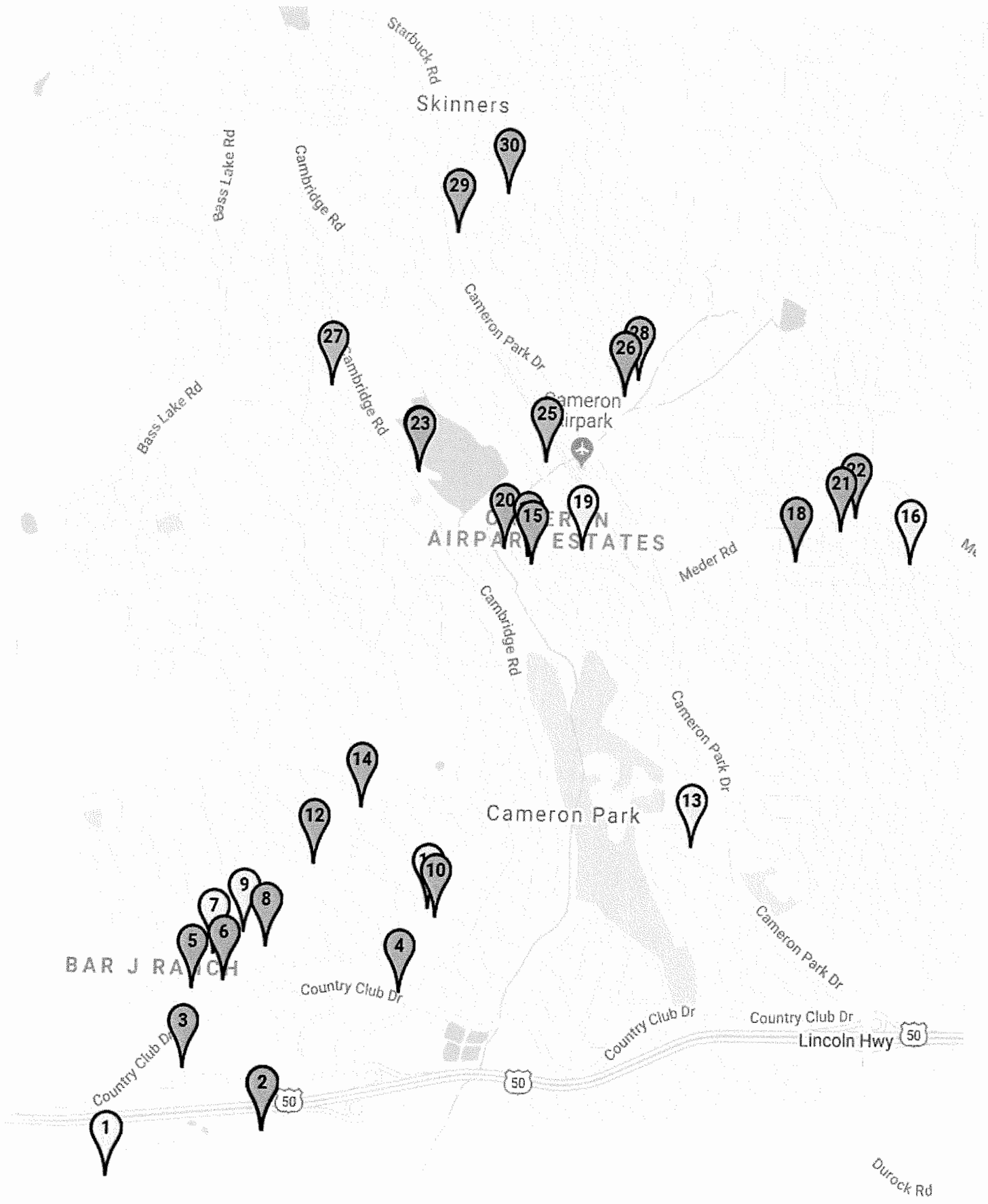
12. ADJOURNMENT – 6:41pm

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1032	Pre-legal Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1105	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2964	OAKLEAF	Dr	DEER CRK EST 1
CCR19-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR20-1001	Initial Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR20-1000	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3154	OAKWOOD	Rd	CAMERON PK N 3
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way	EASTWOOD PARK #2
CCR19-1107	Initial Notice Sent	Bar J Ranch Unit 9 - Vehicle Parking - Open	4291	GAILEY	Cir	BAR-J-RANCH UNIT #9
CCR19-1102	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open	3181	WESTERN	Dr	AIR PARK EST AM
CCR19-1100	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3209	FAIRWAY	Dr	AIR PARK EST AM

CCR19-1094	Initial Notice Sent	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1
CCR19-1086	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1068	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1066	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3698	OCASO	Ct	BAR J RANCH #1
CCR19-1047	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1110	Pending	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3704	CLINTON	Way	EASTWOOD PARK #1
CCR19-1104	Pending	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	3642	HAMPTON	Ct	CAMERON PK N 3
CCR19-1095	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Temporary Residence - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1067	Pending	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1

CCR19-1031	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3067	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1030	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3065	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1022	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1
CCR19-1021	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Prevention of Trash Accumulation - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1025	Appeal/ Variance Requested	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3248	CHASEN	Dr	EASTWOOD PARK #5



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