

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, October 7, 2019**  
**5:30 p.m.**

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

**Agenda**

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

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

*At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.*

*Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.*

**COMMITTEE REVIEW/ACTION**

- 6. MONTHLY STAFF REPORT**

**Update on September Action Items:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Action</b>	<b>Outcome</b>
<b>6a.</b>	611 Taraya Ct	Cambridge Oaks Unit #3	119-310-018-000	Repeat Violation-Improperly stored boat	CCR19-1057	Staff to notice CHP & Sheriff	Boat moved; case cleared
<b>6b.</b>	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Move from Pre-Legal to Limited Legal	Staff requested legal to send letter

**Items Requiring Action:**

<b>6c.</b>	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Pre-Legal to Legal
<b>6d.</b>	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR-1032	Move from Pre-Legal to Legal

**6e. Open Violations**

- Initial Notices - 16
- Final Notices - 4
- Pre-Legal Notices - 2
- Pending - 14
- Legal Cases – 1 (letter sent by attorney)

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

**6d. Architectural Review**

- Projects Reviewed – 18
- Approved – 16
- Denied – 0
- Held Over to September – 2

**7. Staff Update**

- District Strategic Planning efforts
- Status of CC&R Compliance Office return date

**8. Items for November and Future CC&R Committee Agendas**

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

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

**11. ADJOURNMENT**

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, September 16, 2019**  
**5:30 p.m.**

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

**Conformed Agenda**

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

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

1. **CALL TO ORDER** – 5:30pm
2. **ROLL CALL** – EW/SB/GL (FC was absent)
3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
5. **OPEN FORUM**

*At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.*

*Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.*

**COMMITTEE REVIEW/ACTION**

**6. APPROVAL NEW MEMBER CC&R COMMITTEE – Bob Dutta**

- *Motion to Approve Bob Dutta as New Member of the CC&R Committee.*

*EW/SB – Motion Passed  
 Ayes – EW, SB, GL  
 Noes – 0  
 Absent – FC  
 Abstain – 0*

**7. MONTHLY STAFF REPORT**

**Items Requiring Action:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Recommended Action</b>
<b>7a.</b>	611 Taraya Ct	Cambridge Oaks Unit #3	119-310-018-000	Repeat Violation- Improperly stored boat	CCR19-1057	Move from Pre-Legal to Limited Legal
<b>7b.</b>	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Move from Pre-Legal to Limited Legal
<b>7c.</b>	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Pre-Legal to Legal

- *Motion to Approve Staff Recommendations for Items #7a – 7c*
  - o *7a – Contact CHP re: road hazard (report back next month)*
  - o *7b – Consult Legal to send letter*
  - o *7c – Get better photo and confirm status of letter that was previously mailed*

*GL/BD – Motion Passed  
 Ayes – GL, BD, SB  
 Noes – 0  
 Absent – FC  
 Abstain – 0*

**7d. Open Violations**

- Initial Notices – 11 (3 New)
- Final Notices - 6
- Pre-Legal Notices - 4
- Pending - 6
- Legal Cases - 0

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

**7e. Architectural Review**

- Projects Reviewed – 22
- Approved – 21
- Denied – 0
- Held Over to September – 1

**7f. Staff Update (Handout)**

**8. CC&R Procedures Handbook – Process for Updating (J. Ritzman)**

- *Discussed process for updating CC&R Procedures Handbook. Committee would like to bring back items section by section; staff to review and track changes.*

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

- *Items 7a-7c – Report Back*
- *CC&R Procedures Handbook*

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

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

**12. ADJOURNMENT – 6:33pm**