

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, May 6, 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), Robert Dalton (RD),
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. Enforcement of Vehicle Violations (K. Magoolaghan)**
 - Action: Review and Discuss

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 15
- Final Notices - 4
- Pre-Legal Notices – 2
- Pending - 6
- Legal Cases
- Corrected Violations

ITEMS REQUIRING ACTION

Property Address	Violation	Unit	Clause	Current Status	Action Requested
2926 Royal Park Dr	Debris visible from the road	Deer Creek Estates #1	11	Pre-Legal	Move from Pre-Legal to Legal for limited services

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

8. Items for June 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, April 1, 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), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolahgan

1. **CALL TO ORDER** – 5:31pm
2. **ROLL CALL** – EW/SB/RD/FC (GL absent)
3. **APPROVAL OF AGENDA** – RD/SB
4. **APPROVAL OF CONFORMED AGENDA** – EW/SB
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. **CC&R Violation Enforcement Priorities** (K. Magoolahgan)
 - Action: Review and Discuss

- Motion to Forward CC&R Violation Enforcement Priorities to Board of Directors

EW/RD – Motion Passed
 Ayes – 4
 Noes – 0
 Absent – 1
 Abstain – 0

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 13
- Final Notices - 6
- Pre-Legal Notices - 0
- Legal Cases - 0
- Pending - 3
- Corrected Violations

ITEMS REQUIRING ACTION

Property Address	Violation	Unit	Clause	Current Status	Action Requested	Motion to Approve
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final Notice	Move from Final Notice to Pre-legal	<i>FC/RD – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	Final Notice	Move from Final Notice to Pre-legal	<i>SB/FC – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>
2926 Royal Park Dr	Debris visible from the road	Deer Creek Estates #1	11	Final Notice	Move from Final Notice to Pre-legal	<i>RD/EW – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>

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

8. Items for May and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

- *CC&R Violation Enforcement Priorities*

10. MATTERS TO AND FROM COMMITTEE MEMBERS

- *Request for staff to begin recruitment for alternate community representative for CC&R Committee*

11. ADJOURNMENT – 6:47pm



Agenda Transmittal

DATE: May 6, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **PARKING VIOLATION ENFORCEMENT**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

Staff is seeking Committee feedback to help ensure effective enforcement for certain CC&R parking violations.

At the February 4, 2019 CC&R Committee meeting staff presented a report detailing vehicle parking violation enforcement efforts. Some types of violations such as overnight parking or other after-hours vehicle violations continue to be challenging to address. Staff is researching possible options for ensuring these violations can and will be effectively enforced.

RECOMMENDATION

Staff recommends the support of the CC&R Committee for staff to accept photographic evidence for certain after-hours vehicle related violations for an initial 90 day trial.

DISCUSSION

Current CC&R Enforcement procedures stipulate that the CC&R Compliance Officer perform a visual inspection of a purported violation prior to commencing enforcement action. Violations that occur primarily outside of regular business hours (i.e. overnight, on weekends, etc.) pose a challenge for staff to verify the violation. In an effort to find viable methods of verifying certain types of vehicle related violations, staff is proposing an alternative to first hand observation.

Staff would like to implement a 90 day trial period to explore the effectiveness of using photographic evidence submitted by residents as verification of certain parking violations. Preliminary conversations with legal counsel indicate that using photographic evidence would be acceptable for Initial or Final Notices. Furthermore, it would not impede the District's ability to pursue Article III G of the procedures regarding repeat offenders.