



## **Architectural Review Committee Meeting**

**Friday, August 28, 2026**

**8:30am**

**Cameron Park Community Center – Social Room  
2502 Country Club Drive  
Cameron Park, CA 95682**

## **Special Meeting 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 – 8:40 AM**

### **ROLL CALL - KM/MT/SB**

*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**

- ARC Committee Meeting – August 11<sup>th</sup>, 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.    | 3348 Cimmarron Rd.   | Cameron Park #12   | 116-311-004 | New Home Construction | <i>Approved</i>                                                            |
| 1b.    | 3546 Kimberly Rd.    | Cameron Park #3    | 082-284-005 | Swimming Pool         | <i>Approved</i>                                                            |
| 1c.    | 3033 Royal Dr.       | Cameron Park N #2  | 082-204-002 | Deck Replacement      | <i>Approved</i>                                                            |
| 1d.    | 3410 Sudbury Rd      | Cameron Park #6    | 083-282-008 | Roof & Siding         | <i>Conditinal Approval For Siding Color – Color Received and Approved.</i> |
| 1e.    | 2963 Windsor Ct.     | Highlands #4B      | 102-432-004 | Deck                  | <i>Approved</i>                                                            |
| 1f.    | 2860 Vista Verde Dr. | Hillview Estates   | 116-422-007 | Siding                | <i>Approved</i>                                                            |
| 1g.    | 3379 Fairway Dr.     | Cameron Park N. #1 | 082-112-005 | New Home Construction | <i>Approved</i>                                                            |

## ADMINISTRATIVE APPROVALS

### 2. Review and Support Staff's Approvals

- Staff Approved Roofs – (2) Two  
*2189 Winterhaven Cir., 2937 Pasada Rd.,*
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None

### 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** – *KM to be present 9/8/26 – MT to be present 9/8/26.*

**ADJOURNMENT** – *9:38 AM*

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Niki Garrison  
Board Clerk

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Chair J. Heuerman or Vice Chair S. Khales