Cameron Park Community Services District

2502 Country Club Drive

Cameron Park, CA 95682

**Covenants, Conditions & Restrictions (CC&R) Committee**

**Meeting**

**Monday, February 6, 2022**

**5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive**

**Cameron Park, CA 95682**

**HYBRID** **TELECONFERENCE TEAMS MEETING LINK**

**~~https://teams.microsoft.com/l/meetup-join/19%3ameeting\_NGEwNjAwM2MtZmE5ZC00MGMzLWJjM2ItOGY1ZmI5YmFmMzBm%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d~~**

**Conformed Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC), Bob Dutta (BD)

Director Dawn Wolfson (DW), Director Eric Aiston (EA),

Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

**CALL TO ORDER***- 5:38 PM*

**ROLL CALL** *– CHC/BD/DW/EA – KK Absent*

*Public testimony will be received on each agenda item as it is called. The 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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.*

**APPROVAL OF AGENDA***– Approved 4-0*

1. **APPROVAL OF CONFORMED AGENDA***– Approved 4-0*

a. Conformed Agenda – CC&R Meeting – January 9, 2023

**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**

1. **Monthly Staff Report**
2. Open Violations, CC&R Violation Manager Case Detail Report (written report)
   * Total Cases Open = 48
     + Initial Notices – 14
     + Referred to Legal – 2
     + Pre-Legal Notices – 2
     + Final Notices – 8
     + Referred to Outside Agency – 1
     + Courtesy Notices – 9
   * Prior Month’s Cleared Cases – 8
   * Prior Month’s New Cases – 8
3. Architectural Review Projects – Period – January 2023

* Projects Reviewed – 21
* Projects Approved – 21

Summary of ARC Projects:

* Roofs – 7
* Solar – 7
* Tree Removals – 0
* Fences – 0
* New Home Const. – 0
* ADU/JADU – 2
* Swimming Pool – 1
* Exterior House Paint – 0
* Landscape – 0
* Deck – 1
* Exterior Renovation – 1
* Siding Replacement – 2
* Detached Garage – 0
* Gazebo/Pergola/Patio Cover – 0

**3.Review and Provide Decision**

Pre-Legal Request for:

1. CCR21-1001 – 2431 Mellowdawn Way – Deer Trail Estates – Clause 2: Recreation vehicle restrictions on a boat improperly stored. – Special Provisions 11, improperly stored materials. (Attachment 3a) – *Approved 4-0*
2. CCR21-1002 – 3003 Wilkinson Rd. – Deer Trail Estates - Clause 2: Recreation vehicle restrictions on a boat improperly stored. (Attachment 3b) – *Approved 4-0*
3. CCR22-1086 – 3495 La Canada Dr. – Cameron Park N. 7 – Clause 13: Vehicle restrictions for a recreational trailer improperly stored. (Attachment 3c) – *Approved 4-0*

**4.Discuss and Forward to the Board of directors**

a. 2023 Work Plan - J. Mog, A. Pichly (Attachments 4a)

**5. Staff Updates** *– Updates presented. No objections from Committee.*

1. CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case is moving to Legal notice from council.
2. CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same type of violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additionally, improperly stored items in front of garage. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case is moving to Legal notice from council for improperly stored trailer item.
3. CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to owner on October 11, 2022. Action has not been taken to remove boat. Upon last inspection, boat was still present and not properly stored. Owner stated that they need to make improvements to allow boat behind fence line. Boat was to be removed until improvements were made. No applications for ARC review for improvements has been submitted as owner stated to legal counsel. Working with legal for next step toward legal action.
4. CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. Owner has been sent pre-legal notice. Inspection shows that there has been no removal of multiple commercial trailers to be screened behind fence line or off site. Moving case to Legal notice from council for improperly stored trailers.

**5. Items for Future CC&R Committee Agendas** *– Chair and V. Chair motions. – Work Plan to include “Investigate hiring a consultant to evaluate CC&R and ARC department needs to propose a master plan.” – Defensible Space Presentation – CC&R Committee orientation.*

**6. Items to take to the Board of Directors** – Work Plan

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**ADJOURNMENT** *– 6:32 PM*

Conformed Agenda Prepared by: Conformed Agenda Approved by:

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Jim Mog V. Chair Candace Hill-Calvert or Director Aiston

CC&R Officer CC&R Committee