

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, December 2, 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 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	Owner has been making some progress
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Violation will be forwarded to BOD in Dec

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 property owner appeal

6d. Open Violations

- Initial Notices - 24
- Final Notices - 4
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 2 (both in limited legal)

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

6e. Architectural Review

- Projects Reviewed – 14
- Approved – 14
- Denied – 0
- Held Over to January – 0

6f. Staff Update

7. Items for January and Future CC&R Committee Agendas

8. Items to take to the Board of Directors

9. MATTERS TO AND FROM COMMITTEE MEMBERS

10. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, November 4, 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), Bob Dutta (BD)
Alternate Director Holly Morrison (HM)

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

1. **CALL TO ORDER** – 5:31pm
2. **ROLL CALL** – EW/SB/FC/BD (GL 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. **MONTHLY STAFF REPORT**

Update on October Action Items:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Legal Counsel has sent letter	No response yet from owner
6b.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	No response yet from owner

Items Requiring Action:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6d.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Forward to Board of Directors for consideration of legal action

- *Motion to forward Item 6d. to the Board of Directors for consideration of legal action.*

SB/BD – Motion Passed

Ayes – SB, BD, FC, EW

Noes – none

Absent – GL

Abstain – none

6e. Open Violations

- Initial Notices - 16
- Final Notices - 5
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 3 (2 in limited legal)

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

6f. Architectural Review

- Projects Reviewed – 20
- Approved – 20
- Denied – 0
- Held Over to November – 0

6g. Staff Update

7. ARC Fees; CC&R Amendment and Variance Fees (K. Magoolaghan)

- *Move ARC Fees and CC&R Amendment and Variance Fees to the Board with support.*

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

- CC&R Procedures Handbook – Process for Updating

9. Items to take to the Board of Directors

- *Item 6d. for consideration of legal action*
- *ARC Fees; CC&R Amendment and Variance Fees*

10. MATTERS TO AND FROM COMMITTEE MEMBERS

- *FC – Attended the recent Fire Insurance Forum*

11. ADJOURNMENT – 6:25pm