

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, May 1, 2023  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive  
Cameron Park, CA 95682**

## **Conformed Agenda**

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)  
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)  
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Assistant Tim Reimer, CC&R Compliance Officer, General Manager André Pichly

**CALL TO ORDER - 5:33 PM**

**ROLL CALL – Attending: EA/DW/BD/KW – CHC 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 as written.**

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

a. Conformed Agenda – CC&R Meeting – April 3, 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

### 2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - o Total Cases Open = 44
    - Courtesy Notices – 11
    - Initial Notices – 8
    - Final Notices – 3
    - Pre-legal Notices – 3
    - Referred to Legal – 3
    - Outside Agency – 1
  - o Prior Month's Cleared Cases – 3
  - o Prior Month's New Cases – 11
  
- b. Architectural Review Projects – Period – April 3rd-27<sup>th</sup>, 2023
  - o Projects Reviewed – 38
  - o Projects Approved – 38
  - o Monthly Total Jobs - 38

#### Summary of ARC Projects:

- o Roofs – 16
- o Solar – 13
- o Tree Removals – 1
- o Fences – 3
- o New Home Const. – 1
- o ADU/JADU – 0
- o Swimming Pool – 0
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 1
- o Exterior Renovation – 0
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 2
- o Storage Shed - 1

### 3. Review and Provide Decision

Request for pre-legal on the following properties:

- 3a). 3061 Royce Dr. – Improperly Stored Trailer – The Highlands #2 – Building Regulations, Vehicle Storage.

3b). 3006 Royce Dr. – Improperly Stored Trailer – The Highlands #5 – Building regulations, Vehicle Storage.

3c). 3842 Cambridge Rd. – Improperly Stored Trailer – Cameron Park #2 CC&R – Vehicle Storage

#### 4. Staff Updates

- a) 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 has been moved to Legal notice from council. Abatement still not achieved. The owner has contacted County to let them know that the structure is for sale. – **Committee took as an action item and directed toward request for resolution.**
- b) 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 violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case was forwarded to Legal notice from council for improperly stored trailer item. Legal notice and Request for resolution has been sent to the owner from Legal Counsel. The owner visited staff on 4.21.23 to discuss violation. Due to the property layout, there is not adequate storage for any trailered item. The owner stated that the trailer will need to be retrofitted and will be removed to storage by end of week (4.28.23). Owner was encouraged to attend CC&R meeting to review. Abatement is required. – **Committee took this as an action item. Enforcement Action With El Dorado Superior Court extended for 30 days. Met with legal counsel to determine new date – June 18 is new required abatement date.**

5. Items for Future CC&R Committee Agendas - None

6. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None


ADJOURNMENT – *Adjournment approved 4-0 - 6:21 PM*

Conformed Agenda Prepared by:

  
\_\_\_\_\_  
Jim Mog  
CC&R Officer

CC&R Committee

Conformed Agenda Approved by:

  
\_\_\_\_\_  
Chair Director Eric Aiston or V. Chair Bob Dutta  
CC&R Committee

May 1, 2023  
Conformed Agenda

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