

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, March 7, 2022
5:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/89253197487>

Meeting ID: 892 5319 7487

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA),
Alternate: Monique Scobey (MS)

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

CALL TO ORDER

ROLL CALL

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

APPROVAL OF CONFORMED AGENDA

1. Conformed Agenda – CC&R Meeting – January 10, 2022
2. Conformed Agenda – CC&R Meeting – February 7, 2022

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

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 39
 - Initial Notices – 2
 - Referred to Legal – 1
 - Pre-Legal Notices – 0
 - Final Notices - 7
 - o Courtesy Notices – 15
 - o Variance – 1 (Expired) – Letter of CC&R Committee Review sent to Owner.
 - o Prior Month’s Cleared Cases – 17
 - o Prior Month’s New Cases - 7

- b. Architectural Review Projects – Period – February 2022
 - o Projects Reviewed – 14
 - o Approved – 13 (1 case coming back with more data)

4. Staff Updates

- a. Neighborhood Campaign Update (oral, J. Mog)

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/911111111111> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, January 10, 2022
5:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park, CA 95682

Conformed Agenda

Members: Kelly Kantola (KK) Candice Hill-Calvert (CHC), Tim Israel (TI),
Director Eric Aiston (EA), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

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

- 1. CALL TO ORDER** 5:21
- 2. ROLL CALL** – KK/CHC/TI/EW Present, EA Absent

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.

3. APPROVAL OF AGENDA –

Agenda approved with modifications of:

- *Alternate for future meetings will be Monique Scobey – APPROVED (KK/CHC/TI)*
- *Correction to Candace Hill-Calvert name.*

Motion to approve the agenda with modifications

TI/EW- Motion PASSED
Ayes- KK/TI/CHC/EW
Noes- None
Absent- EA
Abstain – None

4. APPROVAL OF CONFORMED AGENDA

Motion to approve the conformed agenda

EW - Motion PASSED

Ayes- EW

Noes- None

Absent- EA

Abstain – None

5. OPEN FORUM – No public attending

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

6. Designation of Chair and Vice Chair for the CC&R Committee (A. Pichly) – *tabled until February 2022 meeting.*

7. Welcome to 2022 CC&R Committee (J. Mog) – *Item numbers on original agenda are labeled incorrectly.*

8. Work Plan 2022 (A. Pichly, J. Mog, Committee Members)

9. Determine Date and Time for 2022 CC&R Committee Meetings (A. Pichly)

- *Date and Time for 2022 CC&R Meetings stays the same.*

10. MONTHLY STAFF REPORT

a. Open Violations, CC&R Violation Manager Case Detail Report (written report)

- Total Cases Open = 52
 - Initial Notices – 8
 - Referred to Legal – 0
 - Pre-Legal Notices – 0
 - Final Notices - 5
- Courtesy Notices – 10
- Variance – 1 (renewal forthcoming)
- Prior Month's Cleared Cases - 22

b. Architectural Review Projects – Period – 12/2/21 – 1/5/21

- Projects Reviewed – 16
- Approved – 16

11. Staff Updates

- CC&R Support Staff Hired

12. Items for Future CC&R Committee Agendas

- 3248 Chasen Drive Variance Expiration for Commercial Vehicles
 - *Designation of Chair and Vice Chair will be in February 2022 meeting.*
 - *2022 CC&R Department Work Plan for approval*

13. Items to take to the Board of Directors

- 2022 CC&R Department Work Plan

14. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

15. ADJOURNMENT 6:31

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Lindsay Dorosh
Board Secretary

Kelly Kantola, Chair
CC&R Committee

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, February 7, 2022
5:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/89688613508>

Meeting ID: 896 8861 3508

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Kelly Kantola (KK) Candace Hill-Calvert (CHC), Tim Israel (TI),
Eric Aiston (EA), Director Ellie Wooten (EW)
Alternate: Monique Scobey (MS)

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

CALL TO ORDER 5:30

ROLL CALL – CHC/TI/EA/EW – present, KK joined after Agenda was approved.

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

Motion to approve agenda

EW/EA- Motion passed

Ayes- EA/CHC/EW/TI

Noes – None

Absent – KK

Abstain - None

APPROVAL OF CONFORMED AGENDA

- Conformed Agenda – CC&R Meeting - January 10, 2022
Approval of Conformed Agenda was skipped. Need approval at March 2022 meeting.

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. Designation of Chair and Vice Chair for the CC&R Committee (A. Pichly)

- *KK volunteered to be chair of CC&R committee for 2022*

Motion to nominate Kelly Kantola as Chair of CC&R committee

TI/CHC – Motion passed

Ayes – TI/CHC/EW/EA

Noes – None

Absent – None

Abstain – None

Motion to nominate Ellie Wooten as Vice-Chair

KK/TI – Motion passed

Ayes – TI/CHC/KK/EA/EW

Noes- None

Absent – None

Abstain - None

2. **Work Plan 2022** – Review and report (A. Pichly, J. Mog, Committee Members)

3. **Review Expired Temporary Variance for 3248 Chasen Dr.**

-Agreed to notify the owner that his variance has expired in February of 2021 but the District hasn't noticed any violations in the last 6 months which means a new variance would not be required but owner could attend future committee meetings if he would like to renew his variance in the future.

4. **Monthly Staff Report**

- Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 50
 - Initial Notices – 3
 - Referred to Legal – 2
 - Pre-Legal Notices – 0

- Final Notices - 7
 - o Courtesy Notices – 18
 - o Variance – 1 (Expired)
 - o Prior Month’s Cleared Cases – 8
 - o Prior Month’s New Cases - 5

- Architectural Review Projects – Period – January 2022
 - o Projects Reviewed – 28
 - o Approved – 26 (2 cases coming back with more data)

5. Staff Updates

6. Items for Future CC&R Committee Agendas

7. Items to take to the Board of Directors

- 2022 CC&R Department Work Plan

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:30

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Lindsay Dorosh
Board Secretary

Kelly Kantola, Chair
CC&R Committee

CC&R Violation Manager Case Detail Report

| Case# | Status | Violation(s) | Street # | Street Name | | Zip |
|------------|----------------------|---|----------|-------------|----|-------|
| CCR20-1049 | Referred to Legal | Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3808 | ARCHWOOD | Rd | 95682 |
| CCR19-1025 | Variance Reviewed | Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open | 3248 | CHASEN | Dr | 95682 |
| CCR22-1016 | Courtesy Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3932 | LOS SANTOS | Dr | 95682 |
| CCR22-1015 | Courtesy Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3963 | TORONTO | Rd | 95682 |
| CCR22-1014 | Courtesy Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3748 | LOS SANTOS | Dr | 95682 |
| CCR22-1011 | Courtesy Notice Sent | Cameron Woods Unit No. 6 - 7. Offensive Conduct and Nuisances - Open | 3702 | MIRA LOMA | Dr | 95682 |
| CCR22-1008 | Courtesy Notice Sent | Cameron Woods Unit No. 4 - 16. Retention of Natural Vegetation and Landscaping - Open | 3081 | MOLINER | Dr | 95682 |
| CCR22-1006 | Courtesy Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3701 | MILLBRAE | Rd | 95682 |
| CCR22-1005 | Courtesy Notice Sent | Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open | 6103 | CONNERY | Dr | 95682 |
| CCR22-1003 | Courtesy Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3033 | ROYAL | Dr | 95682 |
| CCR21-1077 | Courtesy Notice Sent | Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 2892 | OSBORNE | Rd | 95682 |
| CCR21-1066 | Courtesy Notice Sent | Cameron Park Unit No. 13 - Section 7; Livestock - Open | 3415 | CAMBRIDGE | Rd | 95682 |
| CCR21-1059 | Courtesy Notice Sent | Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open | 2740 | CAMBRIDGE | Rd | 95682 |
| CCR21-1058 | Courtesy Notice Sent | Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open | 2877 | ALHAMBRA | Dr | 95682 |
| CCR21-1006 | Courtesy Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3661 | LARKSPUR | | 95682 |

| | | | | | | |
|------------|----------------------|--|------|--------------|-----|-------|
| CCR21-1002 | Courtesy Notice Sent | | 3003 | WILKINSON | Rd | 95682 |
| CCR21-1001 | Courtesy Notice Sent | Deer Creek Estates Unit 1 - Vehicles - Open | 2431 | MELLOWDAWN | Way | 95682 |
| CCR21-1056 | Final Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3752 | SUDBURY | Rd | 95682 |
| CCR21-1055 | Final Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3710 | SUDBURY | Rd | 95682 |
| CCR21-1018 | Final Notice Sent | Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open | 2781 | HILLCREST | Dr | 95682 |
| CCR21-1014 | Final Notice Sent | Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open | 3518 | SANTOS | Cir | 95682 |
| CCR21-1007 | Final Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3694 | LARKSPUR | | 95682 |
| CCR20-1010 | Final Notice Sent | Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open | 2879 | COUNTRY CLUB | Dr | 95682 |
| CCR19-1068 | Final Notice Sent | Bar J Ranch Unit 1 - Vehicle Restrictions - Open | 3056 | CAMEROSA | Cir | 95682 |
| CCR20-1045 | Initial Notice Sent | Cameron Park North Unit No. 7 - Improperly Stored Materials - Open | 2862 | ALHAMBRA | Dr | 95682 |
| CCR19-1083 | Initial Notice Sent | Air Park Estates - Commercial Vehicle Parking - Open | 3182 | FAIRWAY | Dr | 95682 |

Number of Cases: 39

CC&R Violation Manager Case Detail Report

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*Cameron Park
Community Services District*



Agenda Transmittal

DATE: March 7, 2022

FROM: Jim Mog CC&R Manager

AGENDA ITEM #4A: NEIGHBORHOOD CAMPAIGN UPDATE

RECOMMENDED ACTION: REVIEW AND FILE

Introduction

This presentation is provided as an example of a neighborhood campaign on one of our apartment complexes in Cameron Park located at 2690 Country Club Drive. CC&R staff has been working with the property owner by phone and the property manager on site. The violations included multiple trailers, abandoned vehicles, improper storage of a boat and a wrecked car.

The pictures in the following attachment provide insight to the current progress of this campaign.

For this presentation, there is no action being requested. The CC&R staff is sharing this progress with the CC&R Committee.

ATTACHMENT:

4B- Country Club Gardens Campaign Update

**Country Club Gardens Campaign
2690 Country Club Dr.**



Durango to be removed



Dark Grey Audi A4 has been removed



Boat has been removed



Trailers to be removed



Trailers to be removed



Wrecked car has been removed



Abandoned vehicle has been removed.



Vehicle for sale. Not much we can do. This is a traffic issue and can possibly be tagged by CHP for parking too close to Stop sign.

Photos from Cambridge up toward Knollwood Dr.





