

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, August 2, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/81452836859>

Meeting ID: 814 5283 6859

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Jim Mog

1. **CALL TO ORDER** 5:33
2. **ROLL CALL** *MS/KK/BD; EW joined during item #6a; PR is 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** *APPROVED with MS/KK/BD present*
4. **APPROVAL OF CONFORMED AGENDA** *APPROVED with MS/KK/BD present*
5. **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

6. Review and Support Items (J. Mog)

- a. Architectural Review Committee Handbook, 2nd Review
 - *APPROVED by MS/KK/BD/EW present with following changes 1) spell check Architectural on title; 2) Include zip code on address; 3) add CC&R Committee approval date on footer; 4) include drought tolerant plants for landscaping, Section 1.5.3.*

- b. Consolidating CC&Rs “White Paper” Analysis – Discussion
 - *Committee members discussed SWOT and agreed that consolidating under a single CC&R may not be possible due to the number of CC&Rs and the property owner approval threshold required by CC&Rs. Staff suggested and supported by committee members was to create “Guidelines” for common requirements, such as Fencing Guidelines or RV Storing Guidelines. Consolidating CC&Rs which are similar could be accomplished to reduce the number of CC&Rs, and adding in fire safety component may be possible. Consider next steps for CC&R efficiencies when developing the 2022 Committee & District Work Plan.*

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Referred to Legal - 2
- Pre-Legal Notices – 0
- Final Notices - 5
- Initial Notices – 15
- Variance – 1
- Court Decision - 1
- Door Hangers – 0
- 5/26/21 - 7/6/21 New Cases - 4
- 5/26/21 - 7/6/21 Cleared Cases - 1
- Total Cases Open = 62

7b. Architectural Review Projects – Period – 7/6/21 – 7/27/21

- Projects Reviewed – 17
- Approved – 16
- Held Over – 1

8. Staff Updates

- a. CCR20-1049 – 3808 Archwood Rd.

9. Items for September and Future CC&R Committee Agendas

- *Revenue Enhancements*

10. Items to take to the Board of Directors

- *ARC Handbook as a consent item*

11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

12. ADJOURNMENT 6:32

Conformed Agenda Prepared by:



*Board Clerk
Administrative Assistant II*

Conformed Agenda Approved by:



*Director Monique Scobey, Chair
CC&R Committee*