



**Covenants, Conditions & Restrictions (CC&R) Committee
Monday, September 10, 2018
5:30 p.m.**

**Cameron Park Community Services District
2502 Country Club Drive, Cameron Park**

Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
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.

6. COMMITTEE REVIEW/ACTION

- Resident appeal of Commercial Vehicle violation. (Mr. Hoover)
Action: Receive and Consider
- Architectural Review Fees (Oral report, fee comparison chart attached and discussion- K.Magoolaghan)
Action: Review and Approve
- Prioritization of violations (Oral report and discussion- K. Magoolaghan)
Action: Provide Feedback

7. MONTHLY STAFF REPORT

- Upcoming CC&R Workshop Agenda and Format ideas
- Initial Notices
- Final Notices (attached)
- Pre-Legal Notices (attached)
- Legal Cases
- Pending
- Corrected Violations
- Staff Update

Note: Final and Pre-legal violations attached. A current count of other notices will be provided at the meeting. There are no violations currently in Legal status.

8. MATTERS TO AND FROM COMMITTEE MEMBERS

9. REPORT BACK ITEMS

10. ADJOURNMENT

Covenants, Conditions & Restrictions (CC&R) Committee
Monday, August 6, 2018
5:30 p.m.

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

Conformed Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER-** 5:30 p.m.
2. **ROLL CALL-** Present EW, MS, GL, RD, SB
3. **APPROVAL OF AGENDA-** Motion by: GL, Second: MS, Ayes: EW, MS, GL, RD, SB
4. **APPROVAL OF CONFORMED AGENDA-** Motion by: GL, Second: EW, Ayes: EW, MS, GL, RD, SB
5. **OPEN FORUM-** No Public Comments

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.

6. COMMITTEE REVIEW/ACTION

- CC&R Officer response to Mr. Harp's letter
CC&R Officer submitted her recommendations in response to the letter Mr. Harp submitted at the CC&R Committee meeting on 8/6/2018. Committee motioned to accept the recommendation and added that CC&R Officer would also work in coordination with Air Quality Management District when they come out in the fall to try to help resolve the excessive smoke issue.
- Granting variances
Committee reviewed topic would be open to considering variances in the future.

- Proposed separate CC&R workshops
Staff announced that the District would host a series of CC&R workshops that would be informational and provide a forum for the community to give input regarding CC&Rs and enforcement.
- Architectural Review Committee members
Discussion about the current composition of the Architectural Review Committee. CC&R Officer will look at having the Fire Marshall attend only when his expertise is warranted and look at replacing the regular position with a member of the community.

7. MONTHLY STAFF REPORT

- CC&R Officer Transition
New CC&R Officer is still getting up to speed and is looking at ways to improve efficiency.
- Initial Notices
- Final Notices
- Pre-Legal Notices
3000 Twin Oaks Road- Improperly stored trailer. Motion to move from Pre-Legal to Pending.
- Legal Cases
- Pending
3056 Camerosa Circle- Neglected Landscaping. Motion to move from Pending to Pre-legal.
Motion by: GL, Second: MS
- Corrected Violations

8. MATTERS TO AND FROM COMMITTEE MEMBERS

In regards to the new spreadsheet for violations, MS requested that another column be added for "action" at the Committee Meetings.

9. REPORT BACK ITEMS

10. ADJOURNMENT Motioned by: RD, Second: GL

Proposed Architural Review Fees

Project	Cameron Park	EL Dorado Hills	Proposed
New Home	\$ 270.00	\$ 770.00	\$ 375.00
Room Addition	\$ 100.00	\$ 300.00	\$ 175.00
Swimming Pool	\$ 100.00	\$ 195.00	\$ 150.00
storage shed	\$ 50.00	\$ 85.00	\$ 75.00
Roof	\$ 50.00	\$ 85.00	\$ 75.00
Exterior Paint	\$ 35.00	\$ 60.00	\$ 50.00
Deck, Porch, Patio Cover, Trellis, Gazebo	\$ 35.00	\$ 85.00	\$ 50.00
Fence, Retaining Wall	\$ 35.00	\$ 85.00	\$ 50.00
Landscaping	\$ 35.00	\$ 85.00	\$ 50.00
Tree Removal	\$ 35.00	\$ 60.00	\$ 50.00
Siding, Solar Panels, Satellite Dish, Play Structure,	\$ 35.00	\$ 85.00	\$ 50.00
Basketball Hoop	\$ 35.00	\$ 60.00	\$ 50.00
The Cameron Park ARC fees were last revised on March 1, 2005.			

DATE RECEIVED	PROPERTY ADDRESS	COMPLAINT	UNIT	1ST NOTICE	2ND NOTICE	PRE-LEGAL	COMMENTS	STATUS	ACTION
8/15/2018	3135 Navion Court	Disassembled vehicle in driveway	Air Park Estates	8/21/2018	9/7/2018		8/14- Toyota Truck with no tires observed in driveway 9/5- Truck still on jacks	Final	
4/26/2018	3056 Camerosa Circle	Neglected Landscape	Bar J Ranch #1	5/1/2018	5/18/2018	9/7/2018	7/27 Not yet corrected. Now an RV is in front of property 8/9- No RV but nothings appears to have been done to landscape. 9/7- Still no change	Pre-Legal	
6/25/2018	3033 Camerosa Circle	Neglected Landscape/Weeds	Bar J Ranch #1	6/25/2018	9/7/2018		7/27 No change 8/9- No Change 9/7-No change	Final	
5/24/2018	2349 El Mesita Court	Neglected Landscape/Weeds	Bar J Ranch #2	5/25/2018	6/15/2018		7/9- active work being done when I drove by. 7/10- rec'd mssg from homeowner stating dead bushes will be gone by mid-July. 7/27-making progress. Bushes now cut back 9/7- Bushes and some trees appear to be dying. Brown foliage	Final	
8/8/2018	2642 Bertella Road	Debris in front of property	Bar J Ranch #6	8/21/2018	9/7/2018		8/9- Observed debris and weeds at top and side of driveway 9/7- no improvement	Final	

