

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, December 6, 2021
5:30 p.m.

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

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

Director Scobey has a planned absence; therefore, Director Bazett will attend as the alternate

1. CALL TO ORDER 5:34

2. ROLL CALL BD/PR/MS/EW

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 edit to remove note regarding Director Scobey's absence

4. APPROVAL OF CONFORMED AGENDA APPROVED

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. Revenue Enhancements for Local Public Agencies (J. Ritzman, Presentation)

7. Proposed CC&R Amendment for Cameron Park #13, Section 7 (J. Mog)

- *Committee members provided comment regarding the amended language, suggesting that the word “excessive” be removed and the addition of “fully” to better define the enclosure for chickens.*

8. Review Final Draft CC&R Handbook (J. Mog) APPROVED

9. MONTHLY STAFF REPORT

8a. Open Violations, CC&R Violation Manager Case Detail Report

- Referred to Legal – 2 (1 old and need Legal Status)
- Pre-Legal Notices – 0
- Final Notices - 5
- Initial Notices – 15
- Variance – 1
- 10/26/21 - 12/1/21 New Cases - 7
- 10/26/21 - 12/1/21 Cleared Cases - 19
- Total Cases Open = 65

8b. Architectural Review Projects – Period – 10/26/21 – 12/1/21

- Projects Reviewed – 17
- Approved – 17

10. Staff Updates

- Annual Committee Member appointments - deadline for submitting interest is December 15, 2021 for a 2022 appointment.
- New General Manager, André Pichly started work on December 1, and will be attending meetings beginning in January 2022.

11. Items for Future CC&R Committee Agendas

- Temporary variance for commercial ranch vehicle

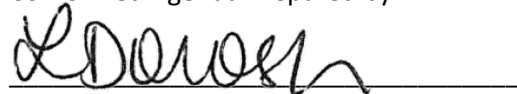
12. Items to take to the Board of Directors

- CC&R Handbook on December Board of Directors Agenda as a consent item

13. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

14. ADJOURNMENT 6:39

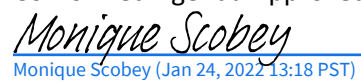
Conformed Agenda Prepared by:



Board Clerk

Administrative Assistant II
for Jill Ritzman

Conformed Agenda Approved by:



[Monique Scobey \(Jan 24, 2022 13:18 PST\)](#)

Director Monique Scobey, Chair
CC&R Committee






12.6.21 CC&R Conformed Agenda

Final Audit Report

2022-01-24

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