

**El Dorado Hills Community Services District
CC&R Citizens Advisory Committee**

**September 29, 2008
Minutes**

CALL TO ORDER

El Dorado Hills CC&R CAC Volunteer, Jay Jacobs called the meeting to order on August 25, 2008 at 7:14 p.m. The following members were in attendance: Ellison Rumsey, John Hidahl, Ken Morgan, Matthew Orlousky, Dave Howald, Board of Director Rob Vomund, Assistant General Manager Sandi Kukkola, residents Rick Sanne, Tim McCollum, Jeff Zeliff, Sean Howell, Marie Levy, Lew Levy and staff member Cindy Diez.

1. Approval of Agenda for September 29, 2008 as amended.

Motion No. 1. Ellison Rumsey motioned and Ken Morgan seconded the motion to approve the agenda for September 29, 2008. Motion carried. 5-0

6. Special Agenda Item: Application for CC&R Citizens Advisory Committee. Rick Sanne; Governors Village.

Motion No. 2. Ellison Rumsey motioned and David Howald seconded the motion to approve Rick Sanne as a member of the El Dorado Hills CSD CC&R Citizens Advisory Committee. Motion carried. 5-0

John Hidahl arrived at 7:15 p.m.

3. Hearings:

Owner:	John and Jenifer Everett
Site:	2616 Willowdale
Village:	St. Andrews Village, Lot 165; APN: 125-191-051
Violation:	Failure to remove the debris (toilet paper) from the oak trees located in the front yard.

Motion No. 3. Dave Howald motioned and Ellison Rumsey seconded the motion to continue this item upon contingency for the following: Mr. and Mrs. Everett be allowed thirty (30) days from the date of the Hearing to clean up the debris (toilet paper) from the oak trees located in the front yard. The owner is to be

notified that community members are offering to help clean up the debris. If the property remains non-compliant after thirty (30) days, and the Board of Directors approve the Third/Final Notice, then the El Dorado Hills CSD Compliance Officer will request Legal counsel to send a Third/Final notice to Mr. and Mrs. Everett. Motion carried. 6-0

Owner: Arthur and Joan Newman
Site: 3475 Alyssum Circle
Village: Bass Lake Village, Lot 3; APN: 115-181-031
Mailing Address: 2622 King Richard
Violation: Failure to store the trash cans according to the constraints of the CC&Rs for Bass Lake Village. Failure to maintain the front yard landscape.

No action taken; this item is extended to October 27, 2008.

Owner: David Milbourne
Site: 1405 Sutter Creek Circle
Village: Oak Tree Village, Unit 1, Lot 32; APN: 125-636-011
Violation: Failure to store the boat and pickup truck according to the constraints of the CC&Rs for Oak Tree Village Unit 1.

Motion No. 4. Matthew Orlousky motioned and John Hidahl seconded the motion to approve a Third/Final Notice be sent to David Milbourne. Motion carried. 6-0

Owner: Lloyd Payne
Site: 4605 Beechwood
Village: Green Valley Hills, Lot 116; APN: 110-273-101
Violation: Failure to restore the front yard landscape to bring it up to a standard that is in conformity and harmony with the surrounding development.

No action taken; the property went into foreclosure.

Owner: Thomas Brown
Site: 682 Platt Circle
Village: Crescent Ridge Village, Lot 16; APN: 120-462-061
Violation: Failure to maintain the front yard landscape. Failure to store the inoperable vehicle according to the constraints of the CC&Rs for Crescent Ridge Village.

Motion No. 5. Dave Howald motioned and Ellison Rumsey seconded the motion to give Mr. Brown thirty (30) days from the date of the Hearing to bring his property into compliance and store the inoperable vehicle according

to the constraints of the CC&Rs for Crescent Ridge and maintain the front yard so that it is in conformity and harmony with the surrounding development. Motion carried. 6-0

Owner: Paula Wells
Site: 561 Powers Drive
Village: Ridgeview Village, Unit 4, Lot 146; APN: 120-262-091
Mailing Address: 2443 Fair Oaks Boulevard #351
Violation: Failure to complete the construction of her residence according to the constraints of the CC&Rs for Ridgeview Village Unit 4.

Motion No. 6. John Hidahl motioned and Ellison Rumsey seconded the motion to approve a Third/Final Notice be sent to Paula Wells. Motion carried. 6-0

Owner: Jane Scott and Jeffery Zeliff
Site: 2878 King Edward
Village: Crown Village, Unit 3, Lot 127; APN: 125-282-071
Violation: Failure to replace broken garage door window.

Motion No. 7. John Hidahl motioned and Ellison Rumsey seconded the motion to allow Mr. Zeliff until November 24, 2008 to replace the broken window in his garage. Motion carried. 6-0

Owner: David and Krista Clifton
Site: 2410 Allendale
Village: Fairchild Village, Lot 230; APN: 125-711-241
Violation: Failure to submit a Property Improvement Application and plans to the Design Review Committee for concrete installed on the side of the house.

Motion No. 8. David Howald and Matthew Orlousky seconded the motion to approve a Third/Final Notice be sent to Mr. and Mrs. Clifton. Motion carried. 6-0

Owner: Robert and Jodi Hardin
Site: 3410 Mesa Verdes
Village: Park Village, Unit 3, Lot 169; APN: 120-132-201
Violation: Failure to store boats, trailers and commercial vehicles according to the constraints of the CC&Rs for Park Village Unit 3.

Motion No. 9. Ellison Rumsey motioned and Matthew Orlousky seconded the motion to approve a Third/Final Notice be sent to Mr. and Mrs. Hardin. Motion carried. 6-0

Motion No. 10. John Hidahl motioned and Ellison Rumsey seconded the motion to recommend the El Dorado Hills CSD Compliance Officer add the nuisance clause contained in the sets of the CC&Rs to the notices. Motion carried. 6-0

7. Review Last Months Hearings

Owner: Janet Sproull
Site: 516 Guadalupe Drive
Village: Lakehills Estates, Unit 2, Lot 175, APN: 110-492-041
Violation: Failure to remove the trash, debris and inoperable vehicles from the property and store them as required within the constraints of the CC&Rs for Lakehills Estates.

Resolved. This item was continued from July 29 to August 25, 2008. The El Dorado Hills CSD Compliance Officer made another inspection prior to the August 25 meeting and found the property to remain non-compliant. On August 25, 2008, Ms. Sproull and her son attended the hearing. Ms. Sproull stated that the yard was cleaned up. Ms. Sproull's son stated there were still debris that needed to be removed and it will be gone by the end of September 2008 and the El Dorado Hills CSD Compliance Officer can inspect the property once more. On September 22, 2008, the El Dorado Hills CSD Compliance Officer and Design Review Clerk, Debbie Kossick, inspected the Sproull property. There was a small pile of debris left and a few items stored behind the residence. Mr. Sproull assured the compliance officer he would remove the remaining items. John Hidahl stated he inspected the property and found a few items stored behind the residence; he added that the owner plans to build a retaining wall there.

Owner: Mike and Joan Cross
Site: 3475 Northam Way
Village: Stonegate Village, Lot 201, APN: 125-432-191
Violation: Failure to maintain front yard.

On September 11, 2008, the Board of Directors approved a Third/Final be sent to Mr. and Mrs. Cross. On September 12, 2008, the El Dorado Hills CSD legal counsel sent the Third/Final Notice to Mr. and Mrs. Cross.

Owner: Scott Zito
Site: 4091 Brisbane Circle
Village: Stonegate Village, Lot 264, APN: 125-381-051
Violation: Failure to submit a Property Improvement Application to the Design Review Committee for the columns erected in the backyard.

This item was continued to September 29, 2008 to allow Mr. Zito time to submit a Property Improvement Application with plans for the columns erected in the backyard.

As of September 25, 2008, there is no indication of compliance. This item will be continued at the CC&R Citizens Advisory Committee Meeting on October 27, 2008.

Motion No. 11. John Hidahl motioned and Ken Morgan seconded the motion to approve a Third/Final Notice be sent to Mr. Zito if he does not submit the plans requested by the Design Review Committee and get approval for the columns erected in his back yard within thirty (30) days. Motion carried. 6-0

2. Approval of Minutes for August 25, 2008.

Motion No. 12. John Hidahl motioned and Matthew Orlousky seconded the motion to approve the minutes for August 25, 2008. Motion carried. 6-0

8. Adjourn: CC&R Compliance Officer recommends the CAC Committee adjourn to September 29, 2008 at 7:00 p.m. in the Pavilion Meeting Room.

Motion No. 13. Matthew Orlousky motioned and Ken Morgan seconded the motion to adjourn to October 27, 2008. Motion carried. 6-0

ADJOURNMENT TO: October 27, 2008 at 7:00 p.m. Notes to Public: Support material is available for public inspection at the receptionist counter in the District Office.