

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

**October 27, 2008
Minutes**

CALL TO ORDER

El Dorado Hills CC&R CAC Volunteer, Jay Jacobs called the meeting to order on October 27, 2008 at 7:11 p.m. The following members were in attendance: John Hidahl, Ken Morgan, Joyce Bendana, Hal Erpenbeck, Rick Sanne, Board of Director Rob Vomund, Assistant General Manager Sandi Kukkola, Park Village resident, Tim McCollum, Park Village resident, Scott Serl, and staff member Cindy Diez.

1. Approval of Agenda for October 27, 2008.

Motion No. 1. Ken Morgan motioned and Hal Erpenbeck seconded the motion to approve the agenda for October 27, 2008. Motion carried. 5-0

2. Approval of the Minutes for September 29, 2008.

Motion No. 2. Ken Morgan motioned and Joyce Bendana seconded the motion to approve the minutes for September 29, 2008.

John Hidahl arrived at 7:20 p.m.

3. Oral and Written Communication.

Motion No. 3. Rick Sanne motioned and John Hidahl seconded the motion to request staff to contact the El Dorado Hills CSD legal counsel to advise the CC&R Enforcement Office of how CC&R enforcement should handle foreclosures. Motion carried 6-0.

The El Dorado Hills CSD legal counsel responded in summary as follows: We need to enforce the CC&Rs uniformly to all homeowners. Therefore notices should be sent to owner's residential addresses and bank owner's addresses.

4. Hearings:

Owner:	Derek and Jennifer Currie
Site:	2078 Bates Circle
Village:	Green Valley Hills, Lot 9; APN: 110-321-361
Violation:	Failure to maintain front yard.

Motion No. 4. Hal Erpenbeck motioned and John Hidahl seconded the motion to approve a Third/Final Notice be sent to Mr. and Mrs. Currie. Motion carried. 6-0

Owner: David Gutierrez
Site: 981 King Henry
Village: Crown Village, Lot 35; APN: 115-193-181
Violation: Failure to remove the tarps and building materials. Failure to submit a request for an extension to complete the exterior of the residence.

Motion No. 5. Ken Morgan motioned and Joyce Bendana seconded the motion to approve a Third/Final Notice be sent to Mr. Gutierrez. Motion carried. 6-0

Owner: Tuan Dang
Site: 4078 Samuel Way
Village: Laurel Oaks, Lot 13; APN: 119-359-101
Violation: Failure to maintain front, side and rear yard landscape to bring it up to a standard that is in conformity and harmony with the surrounding development.

Motion No. 6. John Hidahl motioned and Rick Sanne seconded the motion to approve a Third/Final Notice be sent to Mr. Dang. Motion carried. 6-0

5. Review Last Months Hearings

Owner: John Everett
Site: 2616 Willowdale
Village: St. Andrews Village, Lot 165; 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.

At the hearing on September 29, 2008, the El Dorado Hills CC&R Citizens Advisory Committee approved a Third/Final Notice be sent to Mr. Everett upon contingency that the following occurs: 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 of his property. The owner, Mr. Everett is to be notified that community members are offering to help clean up the debris (toilet paper). If the property remains non-compliant after thirty (30) days, and the Board of Directors approved 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. On October 9, 2008, the Board of Directors approved the Third/Final Notice as described above. The El Dorado Hills CSD Compliance Officer sent the notice to Mr. Everett and there was no response from

Mr. Everett. The El Dorado Hills CSD Compliance Officer requested Legal counsel to send a Third/Final Notice to Mr. Everett.

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 utility trailer according to the constraints of the CC&Rs for Bass Lake Village. Failure to maintain the front yard landscape. Failure to repair/replace the broken wood fence.

This item was extended to October 27, 2008. Mr. Newman contacted the El Dorado Hills CSD Compliance Officer. He called and spoke to the compliance officer several times to give an update to the compliance officer about the improvements he is doing to bring the property into compliance with the CC&Rs for Bass Lake Village. Mr. Newman fixed the gate. He is planning to replace the wire fencing with a four (4) foot high wood fence that matches the rest of the fence in his back yard. When the utility trailer is sold; he will use the money from the sale to re-landscape the front yard.

Motion No. 7. John Hidahl motioned and Hal Erpenbeck seconded the motion to continue this item until November 24, 2008. Motion carried. 6-0

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.

On September 29, 2008, the El Dorado Hills CSD CC&R Citizens Advisory Committee approved the Third/Final Notice. On October 9, 2008, the El Dorado Hills CSD Board of Directors approved the Third/Final Notice be sent to Mr. Milbourne. The El Dorado Hills CSD legal counsel sent the Third/Final Notice to Mr. Milbourne. As of October 23, 2008, the property remains non-compliant. The El Dorado Hills CSD Compliance Officer requested Legal counsel to send a Third/Final Notice to Mr. Milbourne. On November 4, 2008, the compliance officer inspected the property and found the boat still stored at the same place on the lot.

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; Wells Fargo Bank has control of the property.

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.

On September 29, 2008, the El Dorado Hills CSD CC&R Citizens Advisory Committee approved the Third/Final Notice upon contingency as follows: 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. On October 9, 2008, the El Dorado Hills CSD Board of Directors approved the Third/Final Notice be sent to Thomas Brown. Thomas Brown has contacted the El Dorado Hills CSD Compliance Staff several times and left messages that he promises to comply and left messages that he could not comply because he has pulmonary problems. New member of the El Dorado Hills CSD CC&R Citizens Advisory Committee, Rick Sanne, agreed to visit Thomas Brown to see if he would agree to allow residents to move the vehicle and maintenance the front yard as needed. Rick Sanne will provide the information to the compliance officer.

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 November 24, 2008. Motion carried. 6-0