

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

November 30, 2009

Minutes

(Approved February 23, 2010)

CALL TO ORDER

The meeting was called to order at 7:05pm. The following committee members were in attendance: Matthew Orlosky, Steve Warden, Ellison Rumsey, Dave Howald, and Hal Erpenbeck. Also present were Assistant General Manager Sandi Kukkola and staff member Janice McGrath.

1. Approval of Agenda for November 30, 2009.

**MOTION 1. ELLISON RUMSEY MADE A MOTION AND MATTHEW ORLOUSKY
SECONDED THE MOTION TO APPROVE THE AGENDA FOR
NOVEMBER 30, 2009. MOTION CARRIED. 5-0**

2. Approval of the Minutes for September 28, 2009.

**MOTION 2. ELLISON RUMSEY MADE A MOTION AND DAVE HOWALD SECONDED THE
MOTION TO APPROVE THE MINUTES FOR SEPTEMBER 28, 2009.
MOTION CARRIED. 5-0**

3. Oral and Written Communication. - None
Recommended Action: None

4. Policy and Process Changes

- A. Process – Bank Owned Properties – staff researched County options on bank owned properties that pose a health or safety concern.

The research reflects that bank owned properties are exempt from liability for any repairs/cleanup, fine or forfeiture that is imposed by state or local statute, regulation or ordinance for hazardous material.

Staff recommended suspending CC&R enforcement with action on properties that are bank owned. Exception to this rule would be if a public health or safety hazard exists on the property.

The committee discussed this recommendation and revised the recommendation to include:

Suspending CC&R enforcement after an initial notification has been sent to the bank on properties that are bank owned. Exception to this rule would be if a public health or safety hazard exists on the property.

**MOTION 3. ELLISON RUMSEY MADE A MOTION AND HAL ERPENBECK SECONDED THE MOTION
TO APPROVE THE REVISED RECOMMENDATION FOR SUSPENDING CC&R
ENFORCEMENT ON BANK OWNED PROPERTIES.**

MOTION CARRIED. 5-0

Additionally, staff will amend the CC&R enforcement procedure to incorporate the option of submitting privately owned properties with violations of the Solid Waste Management Ordinance to the County for enforcement in lieu of sending to the District's legal counsel for compliance.

- B. Comcate Update

Staff provided statistical information to the committee. Staff has determined at most in a month only 16 villages can be inspected given the time constraints controlled by the budget for the CC&R enforcement position. The District currently enforces 29 villages.

The committee discussed budget, current assessment collections and imposing fines or fees on violations. The committee also discussed the idea of volunteers assisting with enforcement. There were mixed comments with regards to the extent of volunteer involvement. The committee gave staff direction to research what it would take to perform enforcement in all villages properly and provide an update at the next meeting in January 2010.

- C. Steve Warden and Sandi Kukkola provided an update on the exploration of imposing additional fines or fees to property owners. Legal counsel has been asked to research options and will be making a presentation to the CC&R Committee on December 2, 2009. This information will be provided to the CAC and Board in the near future.
5. Communication (*Opportunity for members of the public to address the Committee on Items not on the agenda.*)
6. Special Agenda Item(S):
 - A. UPDATE: Stacy Rotondo, 3420 Alyssum Circle, El Dorado Hills CA, Bass Lake Village. Stacy Rotondo addressed the committee in September with regards to the commercial truck being allowed to park in the driveway. At the September meeting she agreed to proceed with the CC&R amendment process for her unit to allow commercial vehicles to be parked in driveways. The amendment process was not completed as neighbors did not support the change to the CC&Rs. Stacy is now parking the commercial vehicle behind the fence so it is not visible from the street. Staff considers this case resolved and recommends to the committee closing this issue.
Staff revised this update by deleting the reference to commercial vehicles. The revision should be, "Stacy is now parking the vehicle behind the fence so it is not visible from the street."
 - B. UPDATE: CE09-49, Steve Murray, 5038 Klondike Way, Bass Lake Village. Staff continues to work with this resident to amend their CC&Rs with regards to commercial vehicles. The resident indicates the neighbor's are receptive to signing the amendment and is almost done getting signatures.
Staff is still working with this resident for CC&R amendment.
7. Hearings:
 - A. Owner: David and Nina Hegeman
Site: 7106 Cinnamon Teal Way
Village: Bass Lake Woodridge, Unit 8, Lot 38, APN 116-780-24
Violation: Boat parked in the driveway.
UPDATE: After the hearing notice was mailed the property owner contacted the District to advise he has moved the boat to storage. Staff is recommending canceling this hearing and closing the case.
8. Review Last Months Hearings: None.
9. Adjourn at 7:45 p.m.: CC&R Compliance Officer recommends the CAC Committee adjourn to Monday, January 25, 2010, at 7:00 p.m., in the Pavilion Meeting Room.

ADJOURNMENT TO: Monday, January 25, 2010, at 7:00 p.m. Notes to Public: Support material is available for public inspection at the receptionist counter in the District Office. 1021 Harvard Way, EDH, Bldg. #C.