

Monterey Dunes Colony Association

Environmental Control Committee

A meeting of the Monterey Dunes Colony, Environmental Control Committee was called to order by Ellen Michaels, Committee Chair at 12:10 PM on January 19, 2004 at the offices of Ellen Michaels Presents, in San Jose, CA.

Present: Ellen Michaels, Committee Chair
 Jeff Schwartz, Member
 Ted Swanson, Member
 Tom Bugary, Associate Member and General Manager

The committee reviewed an Application for Exterior Change to Unit 136 requesting:

- To replace the hot tub located through the westward deck with a like-in-kind replacement.
- Additional changes in the request concerning changes to the structure, bench, and surface of the deck.

The Committee approved this request for remodel with the following stipulations:

- Replacement of the hot tub was approved, like in kind, using the existing electrical plug-ins.
- The repositioning of the hot tub, eliminating part of the westward bench was not approved. The committee felt that eliminating part of the westward bench would interrupt the continuity of the Monterey Dunes Colony deck design.

The committee reviewed an Application for Exterior Change to Unit 310 requesting:

- To cut in and install a Milgard Ultra Fiberglass Fixed Frame dual glazed window in the southern wall of the dining room of same height and width to match existing first-level ocean side window.

The Committee approved this request for remodel with conditions:

The committee reviewed an Application for Exterior Change to Unit 172 requesting:

- Removal of the exterior chimney chase.
- Extension of dining room under existing balcony with a new French door to the exterior out on southern deck.
- Installation of new windows and new framing.
- Installation of new skylights.
- Other exterior changes.

The Committee disapproved this request as presented and requested that the Committee, and the Architect of the project meet to discuss the plan in detail at a date mutually convenient. The committee felt that this was a complex remodel that required a more in-depth review of the project as drawn.

The committee reviewed an issue of trees in the common area blocking the oceanside view of units 206, 208, and 210.

The trees block the view of the three units listed above and offer a partial view of the ocean for three others. These are the only two trees on the west, (oceanside) common property that block the view of homes.

The committee reviewed the pictures presented, discussed the issue and directed the general manager to consult with an arborist to determine the health and longevity of the trees in question. If the trees can be significantly trimmed in order to restore the view of the units, this would be the preferred remedy. However, if significantly trimming the trees would probably result in the demise of the trees, the committee recommended completely removing the trees and re-vegetating the area with native plants.

The committee reviewed a complaint concerning the installation of a snow fence, positioned to block a pedestrian path between units 282 and 284.

The committee reviewed pictures presented by the General Manager of the fence. The manager explained that the fence was erected to stop the flow of traffic over the dunes and make the guests frequenting unit 284 use the boardwalk when accessing the unit. This was for liability and safety reasons as well as protecting the dunes. Tom explained that the complaint was that the fence did not look good, and that this fence might pose a safety issue in the event of a fire.

After discussion, the committee felt that in the event of a fire, the fire department could easily knock the fence down. The fence served a purpose of keeping guests off the dunes and made them access unit 284 via the bonafide boardwalk.

There being no further business, the meeting was adjourned at 1:05 PM.

Sincerely,

Ellen Michaels, Chair
Environmental Control Committee