

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 3:00 PM, October 15, 2004, at the Monterey Dunes Colony Association Clubhouse.

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

The committee reviewed an Application for Exterior Change to Unit 266 requesting:

to “enlarge dining area, add a window to the family room, enlarge family room, add a loft above the family room, move fireplace.”

The Committee approved this request in concept with the following condition:

The committee did not approve the location of the exterior chimney chase as shown in the proposal and asked that the fireplace chase remain in the same location, shared with the flue from unit 268. This would require some adjustment to the existing plans and then resubmitting these plans to the committee for final review/approval.

The committee reviewed a letter from an architect on behalf of a homeowner regarding expanding deck space within the courtyard area.

An architect submitted a letter to the committee commenting on rulings by the County Planning and Building Department concerning deck space on private lots.

The letter stated that homes may be expanded out to the limits of the building footprint, including existing deck space without coastal zone approval and without requiring exceptions to our medium density zoning restrictions, however, decks can be expanded beyond existing deck configurations without county approval as long as they are no more than 20” above grade. Controls as to how much the deck may be expanded are subject to the rules and policies of the association, and not the county.

The committee reviewed completed projects concerning unit 102:

Projects completed since May 2004:

- constructed a ramp from the parking area to the eastern (landside), boardwalk system,
- redesigned and reinforced the oceanside deck,

- constructing a ramp system from the oceanside deck out on to the (oceanside) common area, and
- removed a north facing windwall in preparation for an approved ramp project around the north side of the unit.

The Committee is concerned that there is no railing, or barrier protecting the northern most portion of the existing deck at this time and poses a safety hazard because the windwall was removed pending the construction of an additional landing and ramp.

After discussion, the committee instructed Tom to send the homeowners a letter asking them to put up a temporary barrier protecting the north side of the deck until their project is complete.

There being no further business Ellen adjourned the meeting at 4:30 PM.

Attest:

Ellen Michaels, Chair
Environmental Control Committee