

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 3:30 PM on December 28, 2001 at the Association Clubhouse, 195 Monterey Dunes Way, Castroville, CA 95012.

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

Absent: Barbara Floyd, Member

Ellen Michaels asked the committee members to review of the minutes from the previous meeting. After review of the minutes, it was M/S/C to approve the minutes from the 8/24/01 meeting.

- **The committee reviewed an Application for Exterior Change to Unit 182.**

The homeowner requested to “build a path from the front porch gate around the side of the ocean porch to connect with the ocean path”. The homeowner requested using TREX boardwalk material for this path.

The committee approved this request but required the homeowner to use (approved) stepping-stones to build this path.

- **The committee reviewed an Application for Exterior Change to Unit 328.**

The homeowner requested to install a hot tub on the oceanside deck of his unit.

The committee approved this request but required the homeowner to reinforce the existing deck to withstand the weight of the new hot tub, at his own expense.

- **The committee reviewed an amended Application for Exterior Change to Unit 134.**

The homeowner requested to install 2 new windows in the living room west-facing wall, and 1 in the dining room, also on the oceanside wall; to replace the unit fireplace, and to remove an interior vertical post.

The committee approved the amended request to replace these 3 windows.

- **The committee reviewed an Application for Exterior Change to Unit 312 .**

The homeowner requested that nine owner-installed windows in an improved area of her home be replaced by Association Staff.

The committee conducted extensive research on this remodel which occurred in 1987 and determined that in accordance with a resolution by the Board of Directors made on September 13, 1986, the Association would retain responsibility for, and replace these windows, and in turn, bill the Homeowner for the entire amount of the replacement as a special maintenance assessment. This exception to policy was for windows replaced during a short time, prior to the committee publishing additional conditions to Association Architectural Review Committee documents then making the homeowner solely responsible for window replacements to improved areas of their units. All future costs for the maintenance of these windows will be billed the owner or their successors as special maintenance assessments.

Attest

Ellen Michaels,
Committee Chair