

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 February 14, 2003 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

1. The committee reviewed an Application for Exterior Change to Unit 258 requesting:

- “Addition of bedroom on west deck footprint”.
- “Addition to entrance on east side of residence”.

The committee disapproved this request due to the following reasons:

- There was no written detail with the submitted plans to explain the extent of the remodel.
- There was no mention of the relocation of the fireplace within the unit, however the plans showed an exterior change in the location of the fireplace and exterior chimney chase.
- The homeowner had not filled out, signed, and notarized an ECC List of Conditions form.

2. The committee reviewed an Application for Exterior Change to Unit 254 requesting:

- “Remove a dead ‘Monterey Pine’ tree in the courtyard area on the east side of the unit”.
- Replace existing “dead” tree with a Coastal Live Oak, a tree on the Environmental Control Committee list of approved plants.

The committee approved this request.

3. The Environmental Control Committee requested a homeowner “stop work” on his remodel pending a review of deviations from approved remodel plans. The following deviations were discussed and the below listed remedies were agreed upon as exceptions to policy by the committee:

- A contractor added additional lighting to the exterior walls of the remodeled sections of the home, which may affect the privacy of neighboring units. The homeowner stated to the committee that these light fixtures, (two in the overhang of the entranceway of the unit, and one each on the east and west facing wall of the remodeled section of the unit), were of low wattage florescent fixtures emitting a minimal amount of light. After a brief discussion, it was agreed upon by all parties at the meeting that upon complaint or objection of this additional lighting by neighboring units, the homeowner would be required to permanently remove the additional, unapproved light fixtures from the residence.

4. **A homeowner made improvements to his unit, approved by the ECC, Circa 1985,** however, it was recently discovered that these changes were not made in accordance with then, current building codes. Since that time, the unit was sold to its current owner who now has the responsibility for bringing the unit up to current code. After a discussion on this topic, the committee decided to elevate this situation to the Board of Directors for resolution. The committee members felt that their role in the remodel-approval process is to ensure that the remodel is aesthetically acceptable and that the proposed improvement conforms to the design of the colony. ECC approval has nothing to do with the permit or construction portion of the project.
5. **The ECC decided to temporarily table a tasking by the Board,** to write a draft policy for discussion/implementation concerning Association maintenance and replacement responsibilities for improved and remodeled portions of homes, prior to the Association's policy of shifting maintenance responsibilities for improvements ratified in September 1986, making homeowners responsible for improved portions of their homes.

There being no further business, the meeting was adjourned at 4:10 PM. The next meeting will be announced as agenda items become available.

Signed,

Ellen Michaels,
Committee Chair