

## **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, May 21, 2004, at the Association Office, 195 Monterey Dunes Way, Castroville, CA 95012.

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

Absent: Jeff Schwartz, Member

### **The committee reviewed an Application for Exterior Change to Unit 102 requesting:**

1. Install a boardwalk ramp in the courtyard area to facilitate wheel chair access to the unit.
2. Construct a ground level deck in the courtyard area of the lot.
3. Remove three existing trees from the courtyard area.
4. Thin out surrounding common area trees and shrubs to allow light into courtyard.
5. Remove a stump from the common area outside the eastern fence line of the property.
6. Construct a boardwalk from the eastern entrance gate of the lot, inclining westward along the northern exterior wall of the unit, tying into the eastern, (oceanside) deck as per submitted drawings.
7. Construct a boardwalk ramp from the unit oceanside deck, out onto Association owned and maintained common property in accordance with presented plans and ADA guidelines/specifications.
8. Construct/modify the northern boundary fence, removing the barbed wire and replacing it with another, more occupant friendly fencing material around proposed ramps and boardwalk structures.

### ***The Committee approved these requests, in concept, pending meetings with the contractor regarding the ramp structure, with conditions:***

1. Approved in concept with conditions.
2. Pending additional plans for deck size and height from contractor.
3. The removal of two of the requested three trees in the courtyard was approved. The removal of the existing Monterey Cypress located next to the entry gate was not approved. The committee felt that this tree could be pruned back and dead wood thinned out to provide the requested light into the courtyard area.
4. Approved.
5. Approved.
6. Approved in concept with conditions.

7. Approved in concept with conditions.
8. Approved, the Association will remove the barbed wire from a section of the Association Boundary fence, (approximately 130' along the northern boundary of the Association property). This will be centered on the unit's east-west lot dimensions of 100' and extend 15 feet past the eastern and western lot boundaries.

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

- To install a small skylight, (approximately 4' x 2'), over a newly designed study, (a part of an ongoing remodel but omitted from the original plans), on an eastern slope of the roof, as per submitted drawings and plans.

*The Committee approved this request with conditions.*

**The committee reviewed an Application for Exterior Change to Unit 300 requesting:**

- To install a retractable entryway screen door on the main entry of the unit.

*The Committee approved this request.*

**The committee reviewed an Application for Exterior Change to Unit 108 requesting:**

- To install a small skylight, (approximately 2' x 4'), over a newly designed bathroom remodel on a western slope of the unit, as per submitted drawings and plans.

*The Committee approved this request with conditions.*

Per a request from the Board of Directors at the last meeting, the committee discussed the current time schedule, which allow homeowners to view and comment on submitted Architectural changes to neighboring units. After considerable discussion, the committee felt that adding an additional week to the policy would give homeowners a little more latitude. The committee M/S/C to recommend to the Board an additional week for homeowner comment, changing the policy from two weeks, to three. Ellen asked Tom to ensure this was on the agenda for discussion since it was a board tasking.

There being no further business, the meeting was adjourned at 4:10 PM.

Sincerely,

Ellen Michaels, Chair  
Environmental Control Committee