

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 June 5, 2003 at the offices of Ellen Michaels Presents, in San Jose, CA.

Present: Ellen Michaels, Committee Chair
 Jeff Schwartz, Member
 Darlene Vian, Homeowner
 Richard Rhodes, Architect
 Tom Bugary, Associate Member and General Manager

Absent: Barbara Floyd, Member

1. The committee reviewed an Application for Exterior Change to Unit 258 [third submittal] requesting:

- Entrance to unit will be moved approximately 3 feet 6 inches to the east onto the existing deck. Deck will be slightly relocated and configured different from existing. This change will be made within the confines of the landside courtyard.
- A Study/TV Room will be created by moving 6 feet onto the existing deck. The Bathroom will be reconfigured/relocated. Two baths will be created where one now exists. This change will be made within the confines of the landside courtyard.
- The Master bedroom wall will extend up to 10 feet west onto the existing oceanside deck. This extension will not extend out past the original building envelope.
- The Living Room wall will be moved 6 feet north and west onto the existing deck area. This will create a great room *approximately* 25 feet x 23 feet in size. This extension will not extend out past the original building envelope.
- The existing fireplace will be moved to the north wall of the great room, and will be a masonry firebox with a metal patent flue. The exterior chimney chase and piping will duplicate the existing chimney chase and flue design throughout the Dunes.
- The proposed height of the roof over the southern, oceanside bedroom would be increased approximately 2 feet in order to create the proposed bedroom addition out onto the western, oceanside deck.
- There are four new skylights proposed on the west-face slope of the roof.

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

- The new deck and stairs may not exceed the original building envelope. The architect has redrawn the remodel plans to show a deck approximately 6' x 8', within the confines of the building envelope. The adjusted drawing now shows the stairs exiting as originally designed in a northern direction.

* Of concern to the committee is that the deck, exit stairs were right in front of the bedroom sliding glass door, on the fixed pane side of the door.

○ The committee determined, as a general guideline, that leaving at least five feet of west facing decking did not take away from the aesthetics of the building, allowed for a safe exit out on a deck surface, and maintained the continuity of the remodel as compared to neighboring units. The committee also commented that they needed to continue to evaluate each individual remodel on a case-by-case basis and not set policy by generalizing as to what is acceptable and what is not.

2. The committee reviewed an Application for Exterior Change to Unit 118 requesting:

○ Addition of bedroom on deck footprint, and addition to east side of unit with covered entry. Add light in soffitt of entry.

The Committee approved this request with material stipulations and one additional special condition:

○ ECC had reservations concerning a remodel request to install an exterior light in a soffitt at the main entrance [overhang] of the unit. The ECC approved this plan on the strict condition that if an immediate neighbor objected to the soffitt light as being obtrusive or offensive, this light would be immediately and permanently removed from the remodel, at the homeowner's sole expense.

The committee discussed a change in the design of the Milgard Sliding Glass Door and approved this design change as the approved upgrade to single glazed sliding glass doors installed on the property.

The committee discussed a notification from Milgard of the cost for Fiberglass Windows and Sliding Glass Doors from a .37 to a factor of .42.

The committee discussed an issue concerning a fair way to reconvert Association common property back to Association control from past approved fence extensions by the ECC. Ellen stated that she did not think that the ECC, or even the Board has the legal authority to allow these fence extensions over Association common property. The committee discussed ways to remedy these past approvals, but tabled the issue until after a review by our attorney. Ellen stated that she intends to bring this issue up at the next Board meeting to secure the funds necessary to have this issue reviewed by the Associations Attorney.

There being no further business, the meeting was adjourned at 1:15 PM. The next meeting will be announced as agenda items become available.

Signed,

Ellen Michaels,
Committee Chair