

Monterey Dunes Colony Association Environmental Control Committee

A meeting of the Monterey Dunes Colony, Environmental Control Committee was called to order by Mary Jansing Balgooyen, Committee Chair at 1:00 PM, June 13, 2007 at the Business Office of Ellen Michaels in San Jose, CA.

Present: Mary Jansing Balgooyen, Committee Chair
Jeff Schwartz, Member
Ted Swanson, Member
Roy and Carol Whitfield, Homeowners
Tom Bugary, Associate Committee Member

The committee reviewed:

Unit 214 Requested to install one large picture window replacing the 3 existing west facing living room windows.

The Committee approved this request with stipulations

Unit 188 Requested to remove a small acacia tree from common area outside of the unit courtyard area and replace with a ceanothus.

The Committee approved this request with stipulations.

Unit 292.

After a short PowerPoint presentation from the homeowners of unit 292, the committee discussed a line-of-sight privacy issue, brought up by a neighbor of unit 292, currently under remodel. Mr. & Mrs. Whitfield, the owners of Unit 292, were noticed by the ECC on April 16, 2007 via email of the concerns of the neighbor and was asked to meet with the committee over this matter.

After considerable discussion, the committee offered Mr. Whitfield the following recommendations to solve the privacy issue between his and the neighboring unit:

~ restore a developer-installed trellis system which would prevent line-of-sight from the entrance deck of 292 to the living room of unit 294.

~ redesign the 292 courtyard deck to establish an immediate step-up/down at the entrance which would somewhat mitigate the line of sight into Unit 292's living room.

~ raise the height of 292's courtyard fence to prevent a line-of-sight into Unit 294.

The committee agreed to table the issue until Mr. Whitfield had time to review his options.

They're being no further business, the meeting was adjourned at 2:22 PM.

Attest:

Mary Jansing Balgooyen, Chair
Environmental Control Committee