

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 2:00 PM, June 29, 2004, at the offices of Ellen Michaels Presents, in San Jose, CA.

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 [2d submittal] to Unit 102 requesting:

To expand the oceanside deck westward approximately 64 square feet to facilitate a more desirable wheel chair landing and access point to the beach.

The Committee disapproved this request for the following reasons::

After considerable evaluation of the entire construction proposal, the committee felt that by taking down the northern windwall and reinforcing the deck underpinning, the ramp landing would provide approximately 10.5' x 5', or 52.5 additional square feet of landing space, (or deck space), to the northern portion of the deck. This would allow for easy access to the west facing deck from both the east, and north side of the property, as well as to the proposed ramp off the west facing deck, out towards the beach.

The committee felt that by removing the windwall, the tie in of the new landing would provide for plenty of room to maneuver and provide for an easy access to the ramp, out towards the beach area.

The committee reviewed an Application for Exterior Change to Unit 248 requesting:

To erect a portable gazebo over an owner deck in the courtyard area.

The Committee approved the request to erect this structure when it is physically being used by the homeowner for an event, and requires that it be lowered, below the fence line, when not in use.

The committee reviewed an Application for Exterior Change to Unit 148 requesting:

To replace 4 existing windows in the courtyard area with 3 new windows.

The Committee approved this request with conditions concerning material and responsibilities.

Attest:

Ellen Michaels, Chair
Environmental Control Committee