

## **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, September 23, 2005, at the Monterey Dunes Colony Association Clubhouse.

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

Absent: Jeff Schwartz, Member

### **The committee reviewed an Application for Exterior Change to Unit 292 requesting:**

- To add an addition 5'-4" x 18'-0" over an existing front deck.
- To add an addition 5'-0" x 15'-6" over the oceanside deck area. This will leave a 7'-0 x 15'-6" deck.
- To add an addition of 8'-0" x 14'-4" over the deck area adjacent to the existing master bedroom.
- To raise Roof Ridge 1'-8" on the Oceanside (west) Elevation.
- To increase the glass area at the existing living room wall with the relocation of the fireplace.
- To remove the fireplace, chimney and chimney chase from their present location and re-build the fireplace at new location.
- To remove the window and sliding glass doors in the existing kitchen and the "extra room". The new addition will have windows matching the new windows in the existing living room.
- To add an Addition, 14'-4" wide over the deck area on the end of the Master Bedroom in Courtyard, (south) Elevation.
- To replace all windows and sliding doors on the courtyard side with (2) new windows and (2) sliding doors.
- To add 8'-4" to the south end of Master Bedroom to match existing structure.
- To add three roof skylights; bronze trim, flat glass on east slope of roof.
- To connect two existing decks in courtyard.

***The Committee disapproved these changes because the new, south-facing windows, as configured, would allow for line of sight into the neighboring unit.***

**The committee reviewed an Application for Exterior Change to Unit 306 requesting:**

- To expand the west dining room wall, the full width of the room, out eight feet in line with the living room wall. Currently the first floor west side deck occupies this space.
- To expand the second floor west bedroom wall, the full width of the room, out eight feet in line with the living room wall. The new roof will align with the existing living room roof.
- To reconfigure the existing first floor west side deck and steps to create a wider landing at the north dining room wall by narrowing the steps from 24 inches to 17 inches deep.
- To replace the two existing west-facing fixed windows in the living room with a single fixed window.
- To replace the existing north-facing 4050 sliding window in the second floor west bedroom with a vertical sliding composite window.

***The Committee disapproved these changes with the following comments:***

- The Association requires that oceanside decks remain uniform in design with the original deck configuration and after being resized, be a minimum of 40 square feet in size. The proposed dining room and second-level-bedroom, extended portions of the remodel allowed for approximately 3-1/2' x 8' of deck space off the northern sliding glass door, or approximately 28 square feet.
- The committee did not know the manufacturer and/or design of the proposed windows for the remodel.
- The application called for 2 each, 24" stairs to be reduced to 17" to allow for additional deck space. The association does not allow the expansion of decks out on the oceanside of the unit.

The committee discussed a tasking from the board on how to modify the existing ECC policy, in order to define how the Association will process requests for modifications to the buildings to accommodate handicapped homeowners and their families. After considerable discussion, the committee recommended the following paragraph be added to the existing ECC policy:

All legitimate requests from homeowners for accommodation under the American Disabilities Act will be honored as best possible to ensure that all homeowners are afforded the right to enjoy their property to the fullest extent possible. Homeowners requesting accommodation for themselves, or members of their immediate family must complete the application process, with the appropriate design drawings and submit this Request for Architectural Change to the ECC for consideration. When approved, all ramps, handrails, boardwalks or landings, extending out onto common property from any unit or building must be constructed by the association. The costs for any ramp, handrail, boardwalk or landing constructed by the association to accommodate an ADA request will be billed to the homeowner on a time and materials basis at prevailing rates. Handrails, ramps, landings, and other accommodations located within the confines of the individual courtyard areas, (or individual lots), must be approved by the ECC for design, but construction and cost will be the responsibility of the homeowner. The Association reserves the right to remove any association-constructed hand railing, ramp or landing, at their sole discretion

and expense, and return the property to it's original condition, at a time when it is determined that the need for the accommodation, as originally approved, no longer exists.

The committee recommended adding the following line to paragraph one of the policy in order to clarify the intent of the Association to return extended courtyards back to their original configuration at a time when these units sell or transfer ownership:

In situations in the past where some homeowners were permitted to extend the fence lines of their unit courtyards, out onto association common property, the Association reserves the right to remove these modifications, at their sole discretion and expense, and to return the property to it's original condition, at a time when the existing homeowner sells or otherwise transfers ownership of their home.

There being no further business Ellen adjourned the meeting at 4:20 PM.

Attest:

Ellen Michaels, Chair  
Environmental Control Committee