

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 on September 27, 2002 at the Association Clubhouse, 195 Monterey Dunes Way, Castroville, CA 95012.

Present: Ellen Michaels, Committee Chair
 Jeff Schwartz, Member
 Barbara Floyd, Member
 Tom Bugary, Associate Member and General Manager

- **The committee reviewed an Application for Exterior Changes to Unit 202.**

“Remove (E) 10’0” XO sliding glass door. Replace w/10’-0” XOO sliding glass door; 2.) Add 2 (N) windows in screen walls = 3’0” x 4’0” dividing concrete patio + oceanside deck; 3.) Add (N) fence incorporating planting areas outside kitchen window + north elevation; 4.) Remove 2 fence and gate systems – 1 at master bedroom, 1 at entry kitchen wall; 5.) Interior remodel”.

The committee approved this request subject to all ECC regulations, additional stipulations and a deed restriction. (Filing of the ECC list of conditions).

- **The committee reviewed an Application for Exterior Change to Unit 282.**

“Replace existing hot tub with similar tub”. (Replacement of an existing hot tub on the west side, ocean-facing deck).

The committee approved this request subject to all ECC regulations, additional stipulations and a deed restriction. (Filing of the ECC list of conditions).

- The Committee discussed a deck that was due replacement that had been modified CIRCA 1977. This deck was modified prior to the Association policy shifting the responsibility for exterior portions of the building governing extensions or modifications to the exterior portions of the unit. After extensive research and a lengthy discussion, it was the decision of the Committee that the Association was responsible to rebuild this deck as it was modified in 1977.

The Committee chair will present this recommendation to the Board at the next Directors meeting.

- The committee discussed a situation where a home that had been remodeled in the early 1990's had an improved upgraded window that was now unserviceable and needed replacement. The committee agreed that since this portion of the house was not improved, and the window opening was an original opening, the Association was obligated to replace this window, but only with a standard single glazed aluminum replacement. The homeowner can elect to upgrade to an Association approved dual glazed Milgard window if they elected to do so.

The Committee chair will present this recommendation to the Board at the next Directors meeting.

There being no further business, the meeting was adjourned at 4:10 PM. The next meeting will be announced as agenda items become available.

Attest,

Ellen Michaels,
Committee Chair