

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 12:00 PM on September 8, 2003 at the offices of Ellen Michaels Presents, in San Jose, CA.

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

Absent: Barbara Floyd, Member

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

- “Replace the 3 small windows in the living room facing west with one large window 139.5” x 60”.

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

- Upgraded windows and frames must be MILGARD (fiberglass frame), Ultra Series, dual glazed windows, or approved equivalent. Windows will be installed in strict accordance with Milgard CAWM 400-95, Standard Practice for Installation of Windows in Wood Frame Construction. This will insure that the structure of the building is adequately protected from water intrusion after installation. Upon completion of this window installation, the homeowner will be solely responsible for all future maintenance, repairs, and replacements, including damage to the building that may be caused by this window modification.
- Caulking will be VULKEM 116-802 Polyurethane Sealant, or approved equivalent.
- Paint; wood primer will be Moorwhite Primer 100, or an approved equivalent, finished coats will be MoorGlo "Soft Gloss" Latex House and Trim Paint, a alkyd modified acrylic paint, as manufactured by Benjamin Moore & Company, or approved equivalent.
- Flashing will be copper, 16 oz.

- Exterior sidewall shingles will be cedar, like in kind on a 7-inch exposure.
- (2 x) Exterior Trim will be FG Cedar or Clear, Kiln Dried Redwood; all lumber will be back-primed before construction.
- Fasteners will be [copper] for use on exterior head flashing, or [stainless steel] for all other applications to include sidewall shingle repair.

2. The committee reviewed an Application for Exterior Change to Unit 222 Requesting:

- “Remove the Hollywood Juniper that touches the wood entry fence of unit 222”.
- “Remove the conifer” at the rear of the garage for unit 222.
- “Remove three trees at the entry walkway to unit 224”.
- “Significantly prune the canopy of a tree”.

The Committee disapproved this landscaping request for the following reason:

- The committee felt that removing these trees from the designated area was aesthetically unacceptable and would interrupt the continuity of the colony design. The ECC did agree that any potential, or perceived safety fire hazard should be inspected and corrected immediately. The committee asked the general manager to inspect the area and effectively trim the Monterey Pine and the Hollywood Juniper away from any wooden structure.

3. The committee reviewed an Application for Exterior Change to Unit 248 Requesting:

- Install a retractable entryway screen door.

The Committee approved this request without conditions:

There being no further business, the meeting was adjourned at 12:45 PM

Sincerely,

Ellen Michaels, Chair
Environmental Control Committee