

**COMBINED MEETING OF THE BOARDS OF DIRECTORS  
MONTEREY DUNES COLONY ASSOCIATION  
AND  
MONTEREY DUNES COLONY MUTUAL WATER ASSOCIATION  
  
SPECIAL WORKING MEETING**

January 18, 2014

**PRESENT**

Frank Williams, President  
Bob Dickinson, Vice President  
Ted Swanson, Treasurer  
Jeff Schwartz, Director  
Bill Michaels, Director  
Tom Bugary, Secretary and General Manager

**ABSENT**

None

**WELCOME**

Frank Williams called the special working meeting of the Board to order at 12:00 PM, January 18, 2014 at the Monterey Dunes Colony Clubhouse. The purpose of the meeting was to review the governing documents (the CCR's and Bylaws) of the Association and make comments and/or recommendations on updating these documents prior to putting them out for a vote of the membership. The rewrite of our governing documents was due, in part, to changes in the law over the past few years as well as a complete restructuring of the Davis Stirling act, (Civil Code), by the Legislature.

**RECOMMENDATIONS OF THE DRAFT RESTATED CCR'S**

The Associating's legal counsel developed a draft of our governing documents. During the review of the draft CCR's, the Board solicited input from homeowners present and made the following recommendations:

1. Page 14, Article 4.7, line 22: add "data transmission lines," after "walkways,"
2. Page 18, Article 5.11.7, line 22. Change "90 days or less" to "30 days or more"
3. Page 19, Article 5.14.1, line 38. Add ", without prior authorization by the Association." after "Development"

4. Page 21, Article 6.1.3. The Board chooses not to include this provision. Please re-number those following.
5. Page 21, Article 6.1.4. The Board chooses to include this provision.
6. Page 25, Article 7.2.5. The Board agrees that detailed provisions should be addressed in the Rules, and not in the CC&R's.
7. Page 25, Article 7.2.6. The Board chooses to include these limitations in the CC&R's.
8. Pages 25-26, Article 7.2.7, line 3. The Board agrees that detailed provisions should be addressed in the Rules, and not in the CC&R's. Add "without written permission from the Environmental Control Committee." after "Common Area."
9. Page 26-27, Article 7.3.2, line 9. Add "without written permission from the Environmental Control Committee." after "Common Area."
10. Page 27, Article 7.3.3, line 19 Add "by the Environmental Control Committee." after the word "approved"
11. Page 27, Article 7.3.3, line 29. Add "unless otherwise provided in Civil Code §4745," after "One Million Dollars (\$1,000,000),"
12. Page 30-31, Article 7.15, line 6. Add "without written permission from the Environmental Control Committee." after "Common Area."
13. Page 47, Article 9.2.5, line 42. Delete "in front of the Residences" and add "ocean side" before "Common Area." At line 37, add "With the approval of the Environmental Control Committee" before "the Association" at the beginning of the sentence.
15. Page 51, Article 9.3.5, line 8. Add "Each Owner shall be responsible for obtaining the written approval of the Environmental Control Committee for landscaping in the enclosed portion." at the end of the Article.
16. Page 57, Article 11.2.2.(vi) – Recommendations on Fire Sprinkler Systems are pending the advice from our insurance agent, as well as from the association's counsel.
17. Page 58, Article 11.2.4, lines 5 and 8. Insert "and/or flood" after the word "earthquake in each line.
18. Page 58, Article 11.3.1 (v) Reorder the words to read "elevator liability coverage, if applicable and available,"
19. Page 61, Article 11.5.1, lines 8 and 9. Remove the existing wording and substitute "Owners are encouraged to have an HO6 insurance policy because they are financially responsible for the following:"

20. Page 62, Article 11.5.4. The board chooses to delete the Article, and re-number those following.
21. Page 63, Article 11.6. The Board chooses to delete this Article, and re-number those following.
22. Page 85, Exhibit A. Change “(Article 11...)” to “(Article 12...)”

### **ADJOURNMENT**

Frank adjourned the meeting at 3:40 p.m. He announced that there would be a similar-type meeting to review the Association Bylaws after the next Board meeting on March 15, 2014.

FOR THE BOARD OF DIRECTORS:

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Thomas J. Bugary, CMCA, CCAM  
General Manager and Secretary