



## Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting: FRIDAY, JUNE 3, 2022 AT 10:00AM**

### **ZOOM MEETING**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/89970811014>

**Meeting ID:** 899 7081 1014

**Audio Only:** 669-900-9128

### **Agenda**

- 1) **Call to Order** – Rich Johnstone
- 2) **Roll Call of Members** – Rich Johnstone
- 3) **Approval of Minutes**
  - a) Meeting held on May 6, 2022
- 4) **Old Business**
  - A. Roof assessments
    1. Update from roof sub-committee – Doug, Russell, and Mark
    2. Update on whether there have been roof tune-ups at other mutuals and, if yes, were they successful in preventing rain-related problems - Clayton
  - B. Update on replacement of M50 exterior light fixtures – Clayton Clark
    1. Status of demonstration light project at 5521 building
  - C. Status of condo smoke detectors connected to exterior alarms and whether any corrective action should be recommended to the Board (CC&Rs 6.21) – Rich Johnstone
    1. Status of research by Clayton on whether there are any local contractors who have worked with the Contra Costa Fire District regarding replacement of hard-wired (AC power) smoke detectors with exterior alarms. If there are any such contractors, the committee would like Doug to evaluate them.
    2. Preparation of a communication to owners regarding how to turn-off an exterior alarm in the event of a false alarm triggered by a smoke detector malfunction. It may be difficult for elderly owners to reach detector on/off switches on their interior ceilings.
- 5) **New Business**
  - A. Delay of Entry 22 & 23 paving due to price increases
  - B. Discussion and recommendation of an alteration request: Installation of motorized retractable awning on balcony.
    1. See applicable CC&R section below.
    2. Have motorized awnings been approved for installation by other mutuals and are there any concerns regarding their installation?
  - C. Discussion of pros and cons of two types of window replacements: Retrofit and full frame. Recommendation to Board on preferred type of replacement after comparing pros and cons.

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**6) Announcements**

a) Next scheduled meeting will take place on July 1, 2022, via Zoom.

**7) Adjournment**

Applicable CC&R Section for awnings:

7.1 Improvements and Modifications. Except for improvements made or constructed by or on behalf of the Mutual, no exterior addition or modification of any kind, including but not limited to any fence, wall, obstruction, window, exterior door, Balcony, Deck, Patio, screen, patio cover, tent, awning, roof, pool, outdoor lighting, improvement, or other structure of any kind, and/or landscaping, shall be commenced, erected, painted or maintained within the Development, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, color, height, size, materials, and location of the same have been submitted to and approved in writing by the Buildings and Facilities Committee and/or Board as provided in this Article 7.