



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, APRIL 7, 2023 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/81836562517>

Meeting ID: 818 3656 2517

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes**: Meeting held on March 10, 2023
- 3) **Old Business**
 - A. Roof tune-ups: Bidding Process – Team
 1. Status of bids
 2. Schedule for bid walk with contractors
 3. Timing of feedback to committee from bid walk and Board recommendation
 - B. Update on replacement of M50 exterior light fixtures – Doug and Clayton
 1. Status of bid walk with Dellamar Electric
 2. Timing for Board recommendation
 - C. Status of condo smoke detectors connected to exterior buzzers and whether any corrective action should be recommended to the Board (CC&Rs 6.21) - Rich
 1. Status of meeting with Kevin Nguyen of Holmes to discuss first draft of his report
 2. Owner vs. M50 responsibility for maintenance & replacement of detectors & buzzers
 3. Possible replacement of AC-powered smoke detectors & exterior buzzers during rehabs
 4. Obtaining new cost estimates for replacement of AC-powered detectors & buzzers
 5. Inspectors test sprinkler alarm bells on an annual basis: Is this frequently enough to identify alarm bells that are no longer working?
 - D. Status of luxury vinyl flooring in remodeled kitchen and nook of upper-level unit of Herbert & Anna Maria Roeper (5401 #2B) – Rich (Mark recused)
- 4) **New Business**
 - A. Paving of entry 22 and remainder of entry 23
 1. Contractor recommendation for the Board
 2. Paving schedule
 3. Additional scope item: Repainting of entry 25 parking lines that are not clear
 - B. Exterior door colors and possible adoption of TWCM Policy 95
- 5) **Announcements**: The next meeting is scheduled for May 5, 2023. Location is TBD.
- 6) **Adjournment**