



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, AUGUST 4, 2023, AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/81446551436>

Meeting ID: 814 4655 1436

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on July 7, 2023
- 3) **Old Business**
 - A. Roof tune-ups – Team
 1. Roof tune-ups by Frank Fiala Roofing on 19 manor buildings approved by M50 Board. Preparation of contract and submission to contractor.
 2. Tune-up schedule
 - B. Replacement of M50 exterior light fixtures – Clayton
 1. Dellamar Electric installation schedule for remaining fixtures
 - C. Condo smoke alarms/exterior bells and recommended corrective action - Team
 1. Demonstration project for current-technology AC-powered hallway smoke and carbon monoxide alarms with 10-year battery backup and exterior bells
 - a) Status of work orders for Sang Electric: 2 alarms and 1 bell at 5533 #2A (Rotner) and 1 alarm and 1 bell at 5213 #2A (Johnstone)
 - b) Building permit for new alarm connectors and new wiring for bells?
 - c) Preparation of contract and submission to contractor
 - d) Installation schedule
 2. Discuss alternative of owner testing and replacing only AC-powered alarms that fail, until adequate funds are available to replace all alarms with modern technology.
 3. Recommendation to contact CCCFPD to discuss
 - a) Replacement of AC-powered alarms and exterior horns
 - b) What is required “to maintain the same level of safety”
 4. A recommendation for new equipment would require funding in 2024 budget, which should be completed in September
- 4) **New Business**
 - A. Status of 5301/5313 rehab estimate - Clayton
 - B. Rehab repairs to the top cap of railings to address deterioration – Team
 - C. Water system maintenance – Doug
 1. Discuss the status of water system maintenance and inspection frequency for valves and pressure regulators
- 5) **Announcements:** The next meeting is scheduled for August 4, beginning at 10 am on Zoom.
- 6) **Adjournment**