



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: MONDAY, NOVEMBER 7, 2022, AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/83659454016>

Meeting ID: 836 5945 4016

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on October 17, 2022
- 3) **Old Business**
 - A. Roof tune-ups
 1. Board approved up to \$10,000 for 5565 & 5593 roof tune-ups
 2. Plans for tune-up of 5593 building - Clayton
 3. Scope of work for revised tune-up procedure – Russell
 - B. Update on replacement of M50 exterior light fixtures
 1. Total number & type of fixtures determined. Need to finalize costs. – Doug
 2. Recommendation to Board to spend approximately \$58,000 of 2022 & 2023 budgeted funds on LED replacement light fixtures – Rich
 - a) Which type of fixtures? How many?
 - b) When to purchase and where to store?
 - 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)
 1. Status of expert opinion on the current fire and building codes regarding replacement of AC-powered smoke detectors with exterior alarms – Rich
 2. Plans for smoke detector & alarm demonstration project – Doug
 - a) Board approved up to \$5,000 for demonstration project
 - b) Committee prefers an AC-powered detector with a 10-year battery backup, test/silence button, and a wire relay to an exterior alarm bell.
 - c) Issue: Will the existing ceiling junction box be sufficient for the new AC-powered detector or will a new junction box be required? Doug will discuss this issue with an electrician.
 3. Plan to replace sprinkler alarm bells during annual inspection, as the bells are near the end of their useful life. Cost? – Clayton
 - D. TWCM Policy 95 as a possible basis for procedure on changing color of exterior doors - Rich

M50 Building & Facilities Committee Meeting FRIDAY, NOVEMBER 4, 2022, AT 10:00AM

4) New Business

A. Discussion on hard-surface flooring in upper-level units – Rich

1. CC&R Section 4.11 Floor Coverings: No change in the floor covering materials originally installed in the Units shall be permitted except with the prior written consent of the Board. To reduce sound transmission, all Units that are above other Units shall have all floor areas except kitchens, bathrooms, lavatories, entry areas, utility or laundry rooms, and the area above the attached garage, if any, covered with carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below. The Board may adopt further Rules concerning floor coverings that are consistent with the provisions of this Declaration.
2. Fifth Walnut Creek Mutual Policy 59.0.1 HARD SURFACE FLOORING IN LIEU OF CARPETING ON FIRST, SECOND AND THIRD FLOORS: In lieu of carpeting, hard surface flooring on second and third floors requires an alteration application that includes but is not limited to a floater floor with no fasteners within 1/8 inch of a wall and equal to or greater than an IIC rating of 74 as verified on application by installer/vendor/architect. On first floor, the IIC rating of 50 is required for hard surface flooring and requires an alterations permit.
3. Discussion on possible M50 rule regarding hard-surface flooring in an allowed upper-level room if the room has been expanded from the original design.
4. Discussion on alteration request by Herbert & Anna Maria Roeper (5401 #2B) to install luxury vinyl flooring in their remodeled kitchen area.

B. Discussion on whether to recommend construction requirements for future balcony pergolas and trellises (e.g., distance from windows and gutters) - Rich

C. Changes to top cap of railings to address deterioration - Russell

5) Announcements

a) The next meeting is scheduled for December 2, 2022, via Zoom.

6) Adjournment