



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, OCTOBER 7, 2022 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/89182216249>

Meeting ID: 891 8221 6249

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on September 2, 2022
- 3) **Old Business**
 - A. Roof tune-ups - Clayton
 1. Findings on roof tune-up for 5333 building
 2. Plans for next tune-up
 - B. Update on replacement of M50 exterior light fixtures – Doug
 1. Assessment of sombrero top fixtures
 2. Total number, type, and cost of light fixtures that would be replaced or added
 3. Recommendation to Board
 - 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 legal request to determine whether hard-wired smoke detectors and their exterior alarms are required by current fire and building codes – Rich
 2. Discussion of smoke detector & alarm demonstration project – Doug and Mark
 - a) One exterior alarm per unit or building? If one per building, how do you know which unit is causing the alarm? How to turn off alarm?
 - b) Powered by AC or battery? Battery life?
 - c) Connection of detectors to exterior hub via wi-fi or Z-wave?
 - d) Mutual and owner responsibilities for maintenance and replacement
 3. Cost to replace alarm bells connected to sprinkler systems, which are near the end of their useful life - Clayton
 - D. Board approval of new M50 alteration authority for MOD, B&F committee, and Board - Rich
- 4) **New Business**
 - A. Discussion on permissible exterior door colors and paint vs. varnish – Rich
 1. Color palette feedback from 3 mutuals
 2. See attached Third Walnut Creek Mutual Policy 95
 - B. Discussion on whether to recommend to Alterations Department any installation requirements for balcony trellises (e.g., distance from windows and gutters) - Rich
- 5) **Announcements**
 - a) The next meeting is scheduled for November 4, 2022, via Zoom.
- 6) **Adjournment**