



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, SEPTEMBER 2, 2022 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/89072351500>

Meeting ID: 890 7235 1500

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich Johnstone
- 2) **Approval of Minutes**: Meeting held on August 5, 2022
- 3) **Old Business**
 - A. Roof tune-ups - Clayton
 1. Status and findings on roof tune-up for 5333 building
 2. Target date for tune-up report
 - B. Update on replacement of M50 exterior light fixtures – Clayton
 1. Installation status of six 3000k lights at 5521 building
 2. Installation status of two “sombbrero top” pagoda light fixtures
 3. Installation status of LED lights on four entryway signs
 - 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
 1. Status of letter to Contra Costa Fire District regarding need for hard-wired smoke detectors and exterior alarms connected to these detectors
 2. Discussion on replacement of alarm bells connected to sprinkler systems
- 4) **New Business**
 - A. Discussion on estimated 2023 expenses for manor rehab (entry 22), carpentry, painting, and roof maintenance – Rich and Cayton
 - B. Discussion on designating alteration requests as “standard” (default approval from M50) or “non-standard” (explicit approval required from M50) – Rich
 1. M50 Board motion approved on 5/28/2021: Motion to delegate permitting authority to MOD for alteration requests, except as to issues of upper-unit flooring, enclosure of back porch/deck/balcony, encroachment on common area, and the installation of rooftop solar panels. Moved, Seconded, carried 5-0.
 2. Replacement of air conditioning and heating systems are given immediate approval by MOD so residents are without heating and cooling for a limited time.
 - C. Discussion on permissible exterior door colors and paint vs. varnish – Rich
 - D. 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 October 7, 2022, via Zoom.
- 6) **Adjournment**