



Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting via Zoom: Friday, August 1, 2025, at 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/84959114729>

**Meeting ID:** 849 5911 4729

**Audio Only:** 669-900-9128

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes**: Meeting held on July 3, 2025
- 3) **New Business**
  - A. Jim B and Rich approved \$2,600 bid by Davis Plumbing to install hose bib & rack at the 12 garages - Rich
  - B. Estimate to replace damaged wood gate on entry 24 trash enclosure with plywood/smart or metal panel gate. A sketch of the planned gate construction is requested. - Rick
  - C. Estimate to replace all trash enclosure gates with plywood/smart or metal panel gates - Rick
  - D. 24/7 Builders submitted a \$20,900 bid for foundation repairs on entries 22-25. Board approval required. A drawing of the planned foundation repair method is requested. - Rich
  - E. Bird nest prevention on manor buildings – Rich/Rick
    1. Install devices in certain portions of roof eaves to prevent birds from building nests.
    2. Devices would be installed over balconies/decks and eyebrow roofs to prevent bird messes on these surfaces.
    3. Bird nest prevention by other mutuals
    4. Property Management cannot disturb a nest between February 1 and September 15 unless nest is empty and not being occupied. Begin installation after September 15?
  - F. Update to governing documents regarding M50 responsibility for dryer vent cleaning – Rich
    1. In CC&R 6.10, change the 2nd sentence to “Each owner shall be responsible for the repair and replacement of the dryer vent lines located inside the walls and attics; the Mutual shall be responsible for periodic cleaning of dryer vent lines.”
    2. In Policies & Procedures 18.1, change Item 5 below “The Owner pays directly for” to “Cleaning of HVAC ducts and fireplace flues.” (“vents” removed from sentence)
  - G. Age of mutuals that are replacing electrical panels and cost per manor. Remaining useful life of M50 panels. Include reserve funding in long-term forecast. – Rick/Rich
  - H. Assess electrical building and individual distribution panels for fire and shock safety - Doug
  - I. Issue of vehicle and golf cart charging at 12 garages and 20 carports – Doug/Rich
  - J. Issue of vehicle and golf cart charging at resident garages – Doug/Rich
  - K. Discussion of solar power & battery storage sections in governing documents – Rich/Doug
  - L. Any alteration applications requiring committee or Board approval - Rich

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**4) Old Business**

- A. Wire mesh installation & lattice replacement for 36 decks at 5357–5593 buildings – Rick/Jim
  - 1. Updated cost estimate (>\$1,700/deck?) for winter installation of wire mesh
  - 2. Lattice panel replacements (as needed & extended to ground) concurrent with mesh
  - 3. Discussion on using corrosion resistant or corrosion proof wire mesh
- B. Dryer vent cleaning project – Rich
  - 1. As of July 25, dryer vents of 13 units have not been cleaned by Bay Air Flow. The residents of 12 of these units were requested to schedule an appointment.
  - 2. Resident of 5521 #3B declined cleaning because their vent was recently cleaned.
  - 3. After vent cleaning has been completed, Property Management will check the roof vent caps of 10 upper-level units (including 5357 #3B) to confirm they have been cleaned.
- C. Rehabilitation of 5313, 5325, 5333, and 5349 buildings – Rick/Jim
  - 1. Spectrum and ACE are finalizing their painting bids.
  - 2. Two contractors have submitted deck recoating bids.
  - 3. At least 2 and as many as 4 contractors are expected to submit carpentry bids, which should be finalized in late July or early August. Work should begin in August.
- D. AMAC report regarding cause of misaligned (not square) door frame at 5581 #2B - Rick

**5) Announcements:** The next meeting is scheduled for September 5 at 10 am on Zoom.

**6) Adjournment**