



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting via Zoom: FRIDAY, AUGUST 2, 2024, AT 10:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/81776939912>

Meeting ID: 817 7693 9912

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on July 5, 2024
- 3) **New Business**
 - A. Request to replace garage door and opener for deeded garage J (Johnstone) at owner's expense. Committee approval required by CC&R Section 6.14 – Donna (Rich recused)
 - B. If A-Dependable confirms same prices as condo garage doors and openers, offer option to replace garage door and opener to other deeded garage owners? – Donna (Rich recused)
 - C. Firewise update – George
 - D. Upgraded entry signs: Recommendations from Doug, Mark & Jeroen (pending) - Rich
 - E. Second demonstration project for AC-powered hallway smoke alarms - Team
 1. Replace BRK 7010LBL with First Alert SMI105-AC (UL 217 Edition 8 compliant)
 2. Schedule replacement in 4 demonstration units and subsequent MOD order of 161 smoke alarms, 106 exterior bells, and related equipment
 3. Design a sticker to record install date and to display test & don't replace/remove info
- 4) **Old Business**
 - A. Building rehabilitations – Clayton
 1. Status of 5201 & 5213 recoating work
 2. Status of 5301 carpentry work
 3. Recommendation on 5301 recoating and painting bids
 4. Status of metal garage door installations for 5201, 5213, and 5301
 - B. Water pressure – Clayton and Doug
 1. Status of MOD's time recording of water pressure at 5501
 2. Results from meeting with EBMUD representative regarding Entry 25 water pressure
 - C. Roof tune-ups and downspouts – Clayton & Rich
 1. Status of review to confirm completion of tune-up scope items for each building
 2. Status of MOD effort to unclog downspouts and to install downspout protectors
 3. During August 12-14, MOD landscape team to improve drainage around carports & trash enclosures by cleaning troughs & regrading dirt. Rich: Send reminder to John T.
 - D. Fireplace safety options – Doug & Mark
 1. Cost information for sealed gas fireplace inserts
 2. Include recommendations in newsletter
- 5) **Announcements:** The next meeting is scheduled for September 6, beginning at 10 am on Zoom.
- 6) **Adjournment**