



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, FEBRUARY 2, 2024, AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/81938121398>

Meeting ID: 819 3812 1398

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on January 5, 2024
- 3) **New Business**
 - A. Firewise update – George
 - B. SB326 inspection of elevated walkways (stairs, railings, deck surface, & structure integrity) - Clayton
 - C. Water systems preventive maintenance – Doug
 1. High water pressure at entry 25 and possibly entry 24
 2. Leak test procedure
 3. Combo Air Relief and Vacuum Relief Valve Maintenance
 4. Domestic and Fire Water Systems
 5. Exercise Domestic and Fire Water Valves
 6. Drain Water Systems at end points
 7. Water Sample Tests
 8. Water Meter Test and Calibration for Domestic and Fire Water Systems
- 4) **Old Business**
 - A. Roof tune-ups - Clayton
 1. Status of tune-ups by Frank Fiala Roofing
 2. Status of Fiala price for downspout protectors (change order)
 3. Status of discussion with Fiala regarding annual maintenance contract to clean gutters, valleys, & chimney sidewalls & repair/replace tiles
 - B. Condo smoke alarms and exterior bells - Clayton
 1. Status of demonstration project installation by Dellamar Electric
 - C. Status of 5201, 5213, and 5301 building rehabilitations – Clayton
 1. AMS is submitting new bids as they determined their original bids were too low
 2. AMAX will be submitting bids
 3. Board approved up to \$220,000 for rehabilitation of 5201, 5213, and 5301 buildings, which includes installation of 1/4" wire behind lattices under decks to stop debris
- 5) **Announcements:** The next meeting is scheduled for March 1, beginning at 10 am on Zoom.
- 6) **Adjournment**