



Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting via Zoom: Friday, September 5, 2025, at 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/81082123008>

**Meeting ID:** 810 8212 3008

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

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on August 1, 2025
- 3) **New Business**
  - A. Metal trash enclosure doors (painting not included in bids) – Rick
    1. 24/7 Builders bid of \$725 for 2 doors per enclosure - 4'x4'x14 gauge steel panel
    2. RPM bid of \$1,560 for 2 doors per enclosure – 48"x58"x10 gauge galvanized flat stock
  - B. Electrical panel inspection to determine future repair and/or replacement – Team
    1. Inspection to determine conditions of 22 main panels and 3-unit sample of sub panels
    2. Inspection cost and expertise of Mr. Sang vs. electrical engineer
    3. If Mr. Sang is the inspector, he would be accompanied by committee members to update matrix
    4. Mark to revise KR Electric matrix before start of inspections
    5. Time frame for future repair and/or replacement
  - C. Recommendation to convert all carport outlets to GFCI – Doug
  - D. Any alteration applications requiring committee or Board approval - Rich
- 4) **Old Business**
  - A. Rehabilitation of 5313, 5325, 5333, and 5349 buildings – Rich
    1. On August 26, Board approved contractors: 24/7 Builders for carpentry, Spectrum for painting, and Mt. Diablo for deck coating
    2. Carpentry tentatively scheduled to start at 5313 building on September 8.
    3. On August 26, Board approved a not-to-exceed expense of \$464,415.
  - B. Wire mesh installation & lattice repair or replacement – Rick/Jim
    1. 24/7 Builders bid of \$725 to provide and install galvanized wire mesh underneath a deck. Does this bid apply to all 51 decks at 5213 #1A and 5301–5593 buildings?
    2. Lattice panel repairs or replacements (including panels extended to ground) must be completed before mesh is attached. Need to estimate costs for this effort.
  - C. Dryer vent cleaning project – Rich
    1. Bay Air Flow is following-up with residents of 4 units that have not been cleaned.
    2. 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.
  - D. M50 approval of \$2,600 will allow 2 hose bibs & racks to be installed at 12 garages - Rich
  - E. On August 19, Board approved a not-to-exceed expense of \$23,000 for 24/7 Builders to plug gaps near foundation grade beams on entries 22-25 - Rich

**M50 Building & Facilities Committee Meeting FRIDAY, SEPTEMBER 5, 2025, AT 10:00AM**

- F. Bird nest prevention on manor buildings – Rich/Rick
  - 1. After September 15, 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. Units currently identified for devices: 5333 #2B, 5333 #3B, 5545 #2B

G. Issue of vehicle and golf cart charging at 12 garages and 20 carports – Doug/Rich

H. Issue of vehicle and golf cart charging at resident garages – Doug/Rich

5) **Announcements:** The next meeting is scheduled for October 3 at 10 am on Zoom.

6) **Adjournment**