

M50 Buildings and Facilities Committee Minutes
Thursday, July 3, 2025, at 10:00 AM via Zoom

1) Call to Order and Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, George Condon, Rich Johnstone, Mark Strovink

Property Management Representatives Present: Clayton Clark, Jim Hayes, Rick West

2) There were no changes to the minutes for the meeting on June 6, 2025.

3) New Business

3A – Potential alteration application by 5357 #1A owners to build exterior staircase from entry 23 sidewalk to their front walkway

- a) Approvals would be required by M50, Alterations Dept., and Walnut Creek
- b) Stairs would require night-time lighting

3B – Hose bibb and hose rack at the 12 garages

- a) **Action:** Rick W is waiting for an estimate from Davis Plumbing

3C – Damaged wood door on Entry 24 trash enclosure

- a) Isaac of Rossmoor Property Management (RPM) recommends a medium-density 1/2" thick wood door. A metal door might be heavy enough to separate it from the supporting hinges.
- b) Mark and Doug recommend a 3/4" thick wood door, although this door weight might also be a concern.
- c) **Action:** Rick W will investigate the weight concerns and recommend a solution.

3D – Replace all trash enclosure doors with metal doors?

- a) The committee agreed that door replacement or repair should be made on a case-by-case, as needed basis.

3E – Posting of Board agendas on trash enclosure doors

- a) George will continue to post the agendas.

3F – There were no alteration applications requiring M50 approval.

4) Old Business

4A – Wire mesh installation and deck lattice replacements for 5357-5593 buildings

- a) The wire mesh installations at these buildings will probably occur during the winter when RPM carpentry staff have the most availability.

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- b) **Action:** Rick W and Jim will determine whether the wire mesh estimate of \$1,700 for each under-deck installation is reasonable.
- c) Lattice panels will be installed as needed for the 5357-5593 buildings. Entry 23 panels were not installed during the previous rehabilitations and are likely to need replacement. Entry 25 panels were installed during the previous rehabilitations and are less likely to need replacement.
- d) Rick W recommends that lattice panels be extended to the ground so the wire mesh attached to these panels will also reach the ground.

4B – Dryer vent cleaning

- a) **Action:** Rick W will request Bay Air Flow to provide a list of M50 units that were not cleaned. Rich J will follow-up with the residents in these units.
- b) **Action:** After the vent cleaning has been completed, Property Management will check a sample of 10 roof vent caps to confirm they have been cleaned. Rick W will include 5357 #3B as one of these units.

4C – Rehabilitation of 5313, 5325, 5333, and 5349 buildings

- a) Spectrum Painting has submitted a bid. Jim is soliciting a second painting bid.
- b) Two contractors have submitted deck recoating bids.
- c) Jim will schedule walkthroughs for carpentry contractors expected to submit bids in mid-July. These bids should be increased by 15% to include possible change orders for hidden problems not identified during the walkthroughs.
- d) After bids are selected by M50, contractors typically require a 3-week lead time before they are available to begin work. M50 may prefer a contractor with a slightly higher bid if they are able to start work sooner than a lower bidder.
- e) RPM has engaged 24/7 Restoration to begin plugging gaps near foundation grade beams.

4D – Misaligned bedroom/balcony door frame at 5581 #2B

- a) **Action:** Rick W is waiting for AMAC to provide a report explaining the cause of the misalignment problem: Why was the door frame not square?
- b) The corresponding door in the lower unit was not misaligned, indicating that this part of the building is not settling.

5) Announcements: The next meeting will be on Friday August 1, beginning at 10 am on Zoom. George will be on vacation at this time.

6) Adjournment