

M50 Buildings and Facilities Committee Minutes  
Friday, June 6, 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

M50 Members Present: Deborah Tornay 5581 #3B

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

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

3) New Business

3A – Deck lattice replacements and wire mesh installations

- a) The purpose of 1/8" wire mesh installed inside the lattice panels below the decks of each lower-level unit is to prevent the accumulation of flammable material that potentially could be ignited by embers from a wildfire.
- b) During the 2025 rehabilitations of the 5313, 5325, 5333, and 5349 buildings, wire mesh will be installed, and lattice panels will be replaced as needed. (Some lattice panels might be in good condition and not require replacement.)
- c) Property Management is recommending the 2025 installation of wire mesh below the decks of the other 12 buildings (5357-5593) before their scheduled rehabilitations during 2026-2029.
- d) **Action:** For the 12 buildings, Rick W and Jim will provide an estimate of the cost and schedule for the wire mesh installation. In addition, they will recommend whether lattice panels for these buildings should be replaced concurrently with the 2025 wire mesh installations or occur during 2026-2029 rehabilitations.

3B – Fire extinguisher inspections

- a) Fire marshals for the Contra Costa County Fire Protection District confirmed Rossmoor fire extinguishers need to be inspected annually and not monthly.

3C – Alteration application by 5581 #3B owners (Bymakos and Tornay)

- a) The plan to install luxury plank flooring in selected rooms of this upper-level unit is authorized by M50 CC&Rs Section 4.11.
- b) An electrical outlet for a TV does not require M50 approval.
- c) The committee agreed with the plan to remove the fireplace brick hearth and install a gas fireplace unit after the owner confirmed the gas unit could not be used to burn wood.
- d) The committee approved this alteration application.

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3D – Property Management is recommending a sheet metal device to prevent birds from building nests in building roof eaves.

### 4) Old Business

#### 4A – Permits and Approvals Table for M50 alterations

- a) The Board approved the M50 approval authorities listed in the table and the distribution of the table to M50 Members.
- b) Victoria Thomas will distribute the table to M50 Members.

#### 4B – Dryer vent cleaning for all M50 units

- a) The committee has discussed alternatives for a contractor to clean dryer vents in all M50 units. The concern is clogged vents might become a fire hazard.
- b) The Board approved up to \$10,000 for Bay Air Flow to clean dryer vents at \$85/unit charged to M50. Clayton has prepared a contract for Bay Air Flow.
- c) **Action:** Rich J will send an email informing M50 residents that Bay Air Flow will be contacting them to schedule a cleaning appointment.
- d) **Action:** Rich J will provide Bay Air Flow with M50 information for contacting residents.
- e) Bay Air Flow will be requested to keep a record of those residents who decline a cleaning appointment and their reason.
- f) After the vent cleaning has been completed, Property Management will check a sample of 10 roof vent caps to confirm they have been cleaned.

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

- a) Jim expects to obtain contractor bids for carpentry, painting, and deck recoating in July and for contractors to begin work in August if they do not have conflicts with other projects.
- b) If rehabilitation work is not completed before the rainy season begins, a “worst case” scenario would be to defer some painting work until 2026.
- c) **Action:** Rick W and Jim will add the plugging of gaps near foundation grade beams to the work scope. The gaps have resulted from erosion.

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

- a) The problem was corrected by an AMAC carpenter.
- b) **Action:** Rick W will ask AMAC for a report explaining the cause of the problem: Why was the door frame not square?

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4E – Painting of fire hydrants to indicate M50 ownership

- a) White fire hydrants at the entrance to entries 23, 24, & 25 have been painted yellow to indicate M50 ownership.
- b) **Action:** Clayton will request Spectrum Painting to repaint the faded yellow hydrant at the intersection of entries 22 and 23.

4F - Lighting of Rossmoor Greens wall next to the 5501 building

- a) **Action:** Rich J will ask Jim Bolinger 1) to obtain a cost estimate from Sang Electric to install the appropriate number of light fixtures and electrical conduit and 2) to obtain another cost estimate from a different contractor to dig a trench for the conduit.

5) Announcements: The next meeting will be on Thursday July 3, beginning at 10 am on Zoom. The July 3 agenda will include:

- a) **Action:** Rich J to submit a work order to install a hose bib by the 12 garages to facilitate the cleaning of gutters and downspouts
- b) **Action:** Rick W to obtain a cost estimate to replace the damaged wood portion of the Entry 24 trash enclosure door with metal
- c) **Action:** Rick W to obtain a cost estimate to replace all trash enclosure doors with metal-reinforced doors
- d) Posting Board agendas on trash enclosure doors

6) Adjournment