

M50 Buildings and Facilities Committee Minutes
Friday, August 5, 2022 at 10:00 AM via Zoom

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

Committee Members Present: Doug Bettencourt, Rich Johnstone, Russell Ogawa, and Mark Strovink

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

M50 Guest Present: Carole Foster

2) Approval of Minutes from July 1, 2022: The minutes were approved without changes.

3) Old Business

3A - Update on planned roof tune-up for 5333 Building

a) Clayton's comments

1. The tune-up has been delayed because the MOD roofing consultant Mr. Hogue currently has COVID. As soon as he is off quarantine, Mr. Hogue and two MOD roofers will conduct the tune-up.
2. Mr. Hogue has much experience with M50 roofs. He will take before and after photos of the roof, which will be included in the tune-up report. His billing rate is \$65/hour. The MOD roofer cost is \$80/hour/person.
3. The total tune-up cost should not exceed \$4,000.
4. The senior MOD roofer will identify roof locations where problems occurred and the condo model below the problem area.
5. The tune-up should be completed in August.

3B - Update on replacement of exterior light fixtures

- a) For the demonstration project, all seven LED light fixtures originally installed at the 5521 building used 4000K lights. These lights are too bright and will be replaced by 3000K fixtures with soft white light.
- b) The horizontal fixtures have been replaced with 3000K.
- c) Sang is ordering the remaining 3000K fixtures for the demonstration project, including Sombrero Top fixtures (to direct light downward) to replace the current pagoda fixtures. Clayton hopes these fixtures can be delivered by August 19 and he will keep the committee advised via email.
- d) Doug recommends the committee replace the two compact fluorescent (CFL) bulbs on each of the 4 entryway signs with LED bulbs, for a total of 8 bulbs. The committee will discuss this recommendation at the next meeting.

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- e) After the project is completed, the committee will make a recommendation to the Board regarding the installation of LED light fixtures in M50.

3C – Status of condo smoke detectors

- a) Clayton will ask Paul Donner to request a formal reply from the Contra Costa Fire Marshal regarding whether exterior fire alarms are required in conjunction with smoke detectors. Clayton expects this request to be sent in August.
- b) If the exterior alarms are no longer required, the committee consensus is the hard-wired (AC powered) smoke detectors in hallways should be replaced with battery-operated smoke detectors with 10-year batteries.
- c) The committee discussed carbon monoxide (CO) detectors
 1. CC&R 6.21 states owners shall provide maintenance, repair, and replacement of CO detectors. None of the committee members is aware of when the existing CO detectors were installed.
 2. Doug recommends one CO detector in each hallway, similar to the placement of smoke detectors in each hallway.
 3. Clayton noted there are now combination smoke and CO detectors, though they may need to be replaced more frequently (every 5-7 years) than battery-operated smoke detectors (every 10 years). For this reason, Mark recommends the use of separate smoke and CO detectors.
 4. The committee's priority will be to replace smoke detectors before proceeding with any work on CO detectors.
- d) The committee will discuss the replacement of alarm bells (connected to the sprinkler systems rather than smoke detectors) at the next meeting.

4) New Business:

4A – Window replacement alteration request at 5545 #2A

- a) Carole Foster, the unit owner, joined the meeting to discuss her request.
- b) The committee agreed Ms. Foster has M50 approval to proceed as follows:
 1. Replace the existing windows and frames without changing the sizes of any window frames
 2. Select brown frames for the replacement windows
 3. Confirm the window contractor's insurance is in effect (i.e., will not expire) during the course of the window replacement
 4. Contact MOD in the event touch-up painting is required on interior or exterior walls near the new frames and pay MOD for the painting
 5. Install frosted glass in the bathroom area for privacy

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- c) Rich will prepare a draft of the above approval for committee review before sending the approval to the MOD Alterations Department and Ms. Foster.

4B – Installation of balcony trellises at 5533 #1B and 5545 #2B

- a) Russell noted that these trellises (also called pergolas) are made of hollow steel, which are susceptible to rust over a period of time.
- b) Clayton confirmed that all M50 (and formerly Project 50) trellises have been installed as alteration requests and the alteration permits state the owners are responsible for maintenance of the trellises. Clayton will provide the committee with a copy of the alteration permit.
- c) Rich will send a request to Bill Parsons (MOD Alterations Department) with these questions:
 1. Does the Alterations Department have any construction and material standards for trellises to ensure they do not prematurely deteriorate in terms of durability, strength, and appearance?
 2. Does the City of Walnut Creek have a building code that applies to trellises?

4C – Discussion on designating some alteration requests as “standard”

- a) The discussion of designating some M50 requests as standard was postponed until the next meeting. The committee will discuss whether replacement of air conditioning and heating systems should be standard requests. Bill noted that MOD gives immediate approval to these requests so residents are not without cooling and heating.

4D – Discussion on permissible exterior door colors and paint vs. varnish

- a) This discussion was postponed until the next meeting.

4E – Discussion on replacement of exterior lightbulbs

- a) This discussion was not needed as a replacement procedure was approved by the Board.

5) Announcements:

- a) The next meeting will be on Friday, September 2 beginning at 10 am via Zoom.

6) Adjournment