

M50 Buildings and Facilities Committee Minutes
Monday, December 2, 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 (recused for discussion on Roeper alteration request)

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

2) The minutes from the meeting on November 4, 2022 were approved without changes.

3) Old Business

3A - Update on roof tune-ups

- a) Rich will use Clayton's documentation on M50 rain leak history to create a worksheet of rain leaks sorted by unit to identify whether some buildings (4, 6 or 8 units) and/or model types have more leaks than others.
- b) Roof tune-ups will not be scheduled for the 5201 & 5213 buildings until after a review of the rain leak data. Other buildings might be a higher priority.
- c) Mark suggested the creation of a database with all building data (e.g., rain leaks, floor plans, phase 50 A-C, etc.). Excel allows connections between worksheets and sharing of data.
- d) Russell will prepare a list of Buildings & Facilities data elements for possible inclusion in the database.
- e) Clayton will distribute M50 floor plan documentation.

3B - Update on replacement of exterior lighting with LED fixtures

- a) Clayton will request Sang Electric to provide current price information for the four selected LED fixture types.
- b) Clayton is preparing proposals for contractors to bid on parts & labor to replace all M50 exterior lights with LED fixtures during 2023-2024, including touch-up painting as needed. He expects to receive bids from multiple contractors in February. The committee will recommend a bid for Board approval.
- c) There is \$58,000 in the 2022 and 2023 budgets for the 2023 portion of this project. The current cost estimate for the entire project is approximately \$90,000; this estimate is likely to change when the bids are received.
- d) The committee discussed the best height for pagoda-style ground fixtures. Clayton recommended 30" high but individual fixtures could be higher or lower if there are obstacles. He expects the contractor to advise the committee of any plants that need to be trimmed if they are blocking the light.

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3C – Status of condo smoke detectors and exterior alarms

- a) Status of demonstration project for a new AC-powered smoke detector with a 10-year battery backup and a wire relay to an exterior alarm bell. (The Board has approved up to \$5,000 for this project.)
 1. ABC Builders Group has offered to install this type of detector (which also detects carbon monoxide) and alarm for \$1,000 for a unit with one detector/alarm and \$1,500 for a unit with two detector/alarms.
 2. The cost includes the installation of a second ceiling junction box for the relay to the exterior alarm.
 3. Clayton and Doug do not think a building permit would be required; however, they will ask the contractor for their opinion.
 4. The committee agreed that Rich's unit would be the site for the one detector/alarm and Mark's unit would be the site for the two detector/alarms.
 5. Note: After the meeting, the committee agreed to postpone the demonstration project until we have recommendations from the Holmes Group fire safety consultant, as we may decide to use different equipment based on their recommendations.
- b) Status of the Holmes Group proposal regarding their assessment of M50 AC-powered smoke detectors and exterior alarms, relevant fire code requirements, and recommendations
 1. Rich will distribute their revised proposal to the committee for comments and suggestions.
 2. If there are no objections, Rich will submit the proposal and agreement to the M50 attorney for review and comments.
 3. If our attorney advises that the proposal & agreement do not require any changes, Rich will approve it on behalf of the Board, which has approved up to \$10,000 for this project, subject to legal review.
- c) Exterior sprinkler alarm bells
 1. The committee agreed these bells should be replaced when they fail during testing.
 2. Clayton will confirm that the quarterly sprinkler inspection includes testing of alarm bells.

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4) New Business:

4A – Alteration request by Herbert and Anna Maria Roeper (5401 #2B) involving hard-surface flooring in their upper-level unit

- a) After a discussion with the M50 attorney, the Board decided that CC&R section 4.11 on Floor Coverings allows flooring other than carpet in upper-level units provided that the flooring does not impact the lower-level unit owner's quiet use and enjoyment of their unit.
- b) Rich is working with the Roepers and Mark & Linda Strovink, who own the lower-level unit 5401 #2A.
- c) Rich is documenting conditions that must be agreed to by the Roepers and Strovinks in order for the Board to approve this request. The proposed conditions involve the sound insulation quality of the hard-surface flooring and underlayment, how the flooring would be installed, the rooms that would have the flooring, and a test to establish that the hard-surface flooring would not impact the Strovinks' quiet use and enjoyment of their unit.
- d) If the conditions are agreed to by both parties and the Roepers' hard-surface flooring is approved by the Board, Rich will request the Board to consider whether these conditions should be applied to requests for hard-surface flooring from other M50 upper-level unit owners.

5) Announcements:

- a) The next meeting will be on Friday, January 6 beginning at 10 am via Zoom.
- b) The following topics will be discussed by the committee in 2023:
 1. Recommendations to improve the roof tune-up process, which is scheduled to resume in the Spring
 2. Procedures for resident requests to paint their exterior doors a different color (TWCM Policy 95 is a possible alternative.)
 3. Repairs to the top cap of railings to address deterioration
 4. A policy for walking on pergolas, including a discussion of Bill Parson's emails on this subject

6) Adjournment