

M50 Buildings and Facilities Committee Minutes  
Friday, January 14, 2022 at 10:00 AM via Zoom

- 1) Call to Order – Abbie Ogawa
- 2) Roll Call of Members – Rich Johnstone

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

Committee Members Absent: Marjie Musante

MOD Representative Present: Clayton Clark

- 3) Approval of Minutes from November 12, 2021

The committee approved the minutes with no changes.

- 4) Old Business:

4A - Update on Recommending a Roofing Consultant

- a) The committee discussed a roof assessment revised Proposal submitted by Avelar dated January 12, 2022.
- b) The proposal consists of 3 phases:
  - Phase 1: Visual inspection of 3 roofs, one from each phase of the M50 development. Avelar would select which roofs to inspect, and notify homeowners prior to inspections. Clayton will provide Avelar with a copy of the Hogue report and documentation on nine roof leaks that have occurred over a period of time.
  - Phase 2: Letter Report would include opinions on the remaining life of the roofs and whether an open valley system would be beneficial to extending roof lifetime and/or prevent roof leaks; it would also include recommendations to extend roof life and/or prevent roof leaks.
  - Phase 3: Optional Peer Review of the report by a Principal Architect. The committee requested this review be included in the contract as a mandatory requirement and the architect sign-off on the report.
- c) The committee requested Clayton to inform Avelar that the committee wants an option to meet with selected Avelar personnel to ask any questions we might have after reviewing the report. The Avelar personnel would be paid based on their hourly rate.

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- d) The committee will await Avelar's changes to the revised Proposal, and make a recommendation to the Board once it has received and reviewed that revised proposal.

4B - Update on Replacement of M50 Exterior Light Fixtures

- a) Sang (of Sang Electric) appears to be on vacation and has not yet provided cost information on 2 of the 5 LED fixtures to be included in the test of whether 5-watt exterior lights would provide adequate lighting.
- b) The reasons M50 would want to replace CFL fixtures with LED fixtures
  1. CFL fixtures are wearing out and would need to be replaced in the next few years
  2. LED bulbs need to be replaced less frequently than CFL bulbs. The MOD cost to replace a light bulb is approximately \$70.
- c) The committee discussed confirming the current fixture failure rate. If the failure rate is low, M50 could replace the current CFL bulbs with LED bulbs using the existing fixtures and not replace these fixtures until they fail (which is the solution selected by M55).
  1. Doug will ask Sang and Barry Grossberg about fixture failures in 2021
  2. Clayton will count the work orders requesting Sang to replace fixtures
- d) In the event M50 installs LED bulbs in the existing fixtures, Doug will confirm whether those LED bulbs can be reused when the existing fixtures are replaced with new LED fixtures.

4C - Update on Smoke Detectors and Whether Any Corrective Action Should be Recommended to the Board

- a) Results of the 5521 Terra Granada test of hardwired smoke detectors connected to exterior alarms to obtain an indication of how well these detectors are performing.
  1. There were originally 8 of these detectors in the 6 units
  2. 7 detectors are still connected to the exterior alarm and each of these successfully triggered the exterior alarm during the test.
  3. 1 detector had been removed and replaced with a battery-operated device that is not connected to the exterior alarm.
- b) Clayton confirmed that newer hardwired detectors can be purchased with a battery backup.
  1. Doug will obtain cost information for these newer detectors and confirm whether they have a switch to turn off a false alarm and to test whether the connection to the exterior alarm is working.

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c) Legal opinions are needed to assist the committee in preparing a recommendation to the Board

5) New Business:

5A – Setting Priorities for Future Tasks – This discussion was deferred to a future meeting

6) Announcements: Next Meeting will be on Friday, February 11 at 10 am via Zoom

7) Adjournment