

M50 Buildings and Facilities Committee Minutes
Friday, July 1, 2022 at 10:00 AM via Zoom

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

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

MOD Representative Present: Clayton Clark

MOD Guest Present: Bill Parsons

- 3) Approval of Minutes from June 3, 2022: The minutes were approved without changes.
- 4) Old Business

4A - Update on planned roof tune-up for 5333 Building

a) Clayton's comments

1. This tune-up will be started (and possibly finished) before the next committee meeting on August 5.
2. MOD roofers will repair damage that needs immediate attention and will inform Clayton of major repairs that can wait. They will also investigate gutter defects. The roofer cost is \$80/hour/person.
3. He estimates a not-to-exceed cost of \$4,000 for this roof. Rich will obtain approval from Donna to proceed with the tune-up on this basis.
4. His report will identify roof locations where problems occurred and the condo model below the problem area. The report will include before and after pictures.
5. He is preparing an estimate for the addition of gutter guards in M55. Gutters would be cleaned before the installation of guards.

b) Russell's comments

1. Roofers should check status/condition of battens above the plywood.
2. Roofers should have rules to avoid cracking tiles, such as no heavy loads and work area established off the roof. (Clayton mentioned that cracks are typically not caused by roofers but by other contractors on the roofs.)
3. Widen valleys if possible.
4. Review the 2014 report with great recommendations to extend roof lives.

c) Mark's comments

1. The purpose of tune-ups is to learn from the experience of light maintenance to understand what work is needed to extend roof lives.

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2. Repeated light maintenance might be more cost effective than one heavy maintenance.
3. Several rainy seasons would be needed to determine effectiveness of light maintenance (i.e., number of leaks).

4B - Update on replacement of exterior light fixtures

- a) For the demonstration project, all seven LED light fixtures have been installed at the 5521 building.
- b) The carport “jelly jar” fixture is providing good light. However, the light from the other six fixtures is too bright because they have 5000K bulbs instead of 3000K bulbs, which would provide sufficient and softer light.
- c) The two pagoda light fixtures are directing light outward rather than downward. Sombrero top fixtures are needed to direct the light downward.
- d) Next steps
 1. Clayton will get the parts numbers for the six 3000K fixtures from Sang Electric and order them through the MOD Purchasing department.
 2. Clayton will send to the committee an email that confirms the parts numbers and that they have been ordered.
 3. Sang Electric will install the new fixtures when they are delivered.
- e) After the project is completed, the committee will make a recommendation to the Board regarding the installation of LED light fixtures in M50.

4C – Status of condo smoke detectors

- a) Next meeting: Discuss whether to
 1. Proceed with purchase of a BRK or First Alert smoke detector.
 2. Recommend keeping exterior alarms when existing hard-wired detectors are replaced.

5) New Business:

5A – Discussion on replacement of exterior lightbulbs: Deferred until next meeting

5B – Discussion on permissible exterior door colors and paint vs. varnish

- a) Clayton noted that exterior doors will be painted during the manor rehabilitations. M50 will need a procedure for owners to request a different paint color.
- b) Most mutuels prefer colors that match the building color.
- c) This discussion will be continued during the next meeting.

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5C – Discussion on designating some alteration requests as “standard”

- a) “Standard” = MOD has default approval from the mutual. “Non-standard” = MOD requires explicit approval from the mutual.
- b) Bill Parsons is the MOD coordinator for M50 alteration requests.
- c) For some mutuals, all alteration requests are standard.
- d) For other mutuals, there is a mix of standard and non-standard alteration requests. Typical non-standard requests include solar panels and kitchen remodels.
- e) Currently, all M50 requests are non-standard.
- f) The discussion of designating some M50 requests as standard will be continued during the next meeting. The committee will discuss whether replacement of air conditioning and heating systems should be standard requests. Bill noted that MOD give immediate approval to these requests so residents are not without cooling and heating.

6) Announcements:

- a) Next meeting will be on Friday, August 5 at 10 am via Zoom.
- b) The committee chairperson (Rich) will be responsible for muting the microphones of attendees when they are not speaking in order to avoid unintended noise interfering with the speaker.

7) Adjournment