

M50 Buildings and Facilities Committee Minutes
Friday, September 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

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

2) Approval of Minutes from August 5, 2022: The minutes were approved without changes.

3) Old Business

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

- a) 2 MOD roofers and consultant Mr. Hogue are limited to 4 hours/day on the roof because of the heat.
- b) An initial assessment of OK for the underlayment and valleys.
- c) The roofers are caulking slipping and broken tiles, and attempting to widen the valleys to approximately .75" to improve flushing of debris off the roof.
- d) Approximately one week after completion, Mr. Hogue will produce a report of tune-up results, cost, and a drop-box of before and after roof pictures. The report should include the roof locations where problems occurred and the condo model below the problem area.
- e) Mr. Hogue will recommend the next building for a roof tune-up.
- f) The 2 MOD roofers will be available for tune-ups until the rainy season begins, probably sometime during October-December.

3B - Update on replacement of exterior light fixtures – Doug and Clayton

- a) Six 3000k fixtures have been installed at the 5521 building. One previously-installed 4000k fixture remains for a lighting comparison.
- b) Doug's assessment is the 3000k fixtures provide satisfactory lighting. 2 neighbors provided positive comments.
- c) 2 sombrero top fixtures (for the entryway and walkway) have been ordered.
- d) If the sombrero top fixtures provide satisfactory lighting like the building and carport fixtures, the committee will make a recommendation to the Board regarding the installation of LED light fixtures in M50.
- e) 8 compact fluorescent (CFL) bulbs on the 4 entryway signs (two per sign) were replaced with LED bulbs. One of the fixtures needed to be replaced.

M50 Buildings and Facilities Committee Minutes
Friday, September 2, 2022 at 10:00 AM via Zoom

3C – Status of condo smoke detectors and alarm bells - All

- a) Rich requested the M50 attorney to consult with an expert in fire and building codes to provide an opinion on the current code requirements regarding replacement of the hard-wired smoke (AC powered) detectors and disconnection of their exterior alarms. The committee consensus is these detectors and alarms have exceeded their useful life and should be replaced.
- b) The hard-wired detectors and exterior alarms are independent of external bells that alarm when sprinklers within a manor building are activated by heat.
- c) If the exterior alarms are no longer required, the committee consensus is the hard-wired smoke detectors in hallways should be replaced with battery-operated smoke detectors with 10-year batteries.
- d) External alarm bells connected to sprinklers
 1. Clayton confirmed these bells are tested annually, during the quarterly sprinkler inspections by Fire Protection Management.
 2. According to the Helsing Report, most of the sprinkler alarm bells are near the end of their useful life. Clayton will obtain a cost estimate to replace these bells.
 3. A good time to replace the bells would be during the annual test. Clayton will determine the date of the next test.
 4. The bells are tested by inspectors opening the test sprinkler valve. Low pressure triggers the alarm.

4) New Business:

4A – Estimated 2023 expenses for manor rehab, carpentry, painting, & roof maint.

- a) Rich will send Clayton the most recent long-term forecast worksheet and request Clayton to update the cost estimates for his portion of the forecast.
- b) Balcony inspections required by California Senate Bill 326/Civil Code 5551
 1. The visual inspections should be completed no later than 2024.
 2. The balcony inspectors will notify M50 to take action if they identify any areas of concern.
 3. Clayton recommends completing the inspections for all 110 units without interruptions.

M50 Buildings and Facilities Committee Minutes
Friday, September 2, 2022 at 10:00 AM via Zoom

4B – Designating alteration requests as “standard” or “non-standard”

- a) Standard = MOD does not require approval from the Mutual, but requires the committee to be notified.
- b) Non-standard = MOD requires explicit approval from the committee and/or Board.
- c) Interior alterations are typically standard. An exception: Hard-wood flooring on upper-level units would be non-standard and require Board approval.
- d) Exterior alterations are typically non-standard. An exception: Like replacement of exterior air conditioning and heating components would be standard.
- e) Rich will draft for committee review a motion that designates alterations as standard or non-standard. After the committee approves the draft, Rich will submit it to the Board for approval.

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

- a) There were a number of opinions about permissible colors but the Committee was unable to agree on a set of acceptable colors.
- b) Rich will ask Bill Parsons whether he is aware of any mutuals that have developed a policy that identifies the colors that owners may use to paint the outside surface of their exterior doors.

4D - Discussion on whether to recommend to Alterations Department any installation requirements for balcony trellises (e.g., distance from windows and gutters)

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

5) Announcements:

- a) The next meeting will be on Friday, October 7 beginning at 10 am via Zoom.

6) Adjournment