



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: MONDAY, DECEMBER 2, 2022 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/87111359168>

Meeting ID: 871 1135 9168

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on November 4, 2022
- 3) **Old Business**
 - A. Roof tune-ups
 1. Suspended until Spring 2023
 2. Rain leak documentation - Clayton
 3. Discussion of doing tune-ups for 5201 and 5213 buildings during rehab
 - B. Update on replacement of M50 exterior light fixtures
 1. Status of fixture price information – Clayton
 2. Sang Electric recommendation for height of pagoda-style ground fixture – Clayton
 - C. Status of condo smoke detectors connected to exterior alarms and whether any corrective action should be recommended to the Board (CC&Rs 6.21)
 1. Status of proposal from Holmes Group fire safety consultant regarding assessment of current detectors & alarms and fire codes related to maintenance & replacement of this equipment – Rich
 2. Status of contractor proposal for smoke detector & alarm demonstration project – Clayton
 - a) AC-powered detector with a 10-year battery backup, test/silence button, and a wire relay to an exterior alarm bell
 - b) Installation of a second ceiling junction box to support a wire relay to an exterior alarm bell and need for a Walnut Creek building permit
 3. Plan to replace sprinkler alarm bells during annual inspection, as the bells are near the end of their useful life. Cost? – Clayton

M50 Building & Facilities Committee Meeting FRIDAY, DECEMBER 2, 2022, AT 10:00AM

4) New Business

A. Status of conditions for installation of luxury vinyl flooring in remodeled kitchen and nook of upper-level unit of Herbert & Anna Maria Roeper (5401 #2B) – Rich

1. CC&R Section 4.11 Floor Coverings: No change in the floor covering materials originally installed in the Units shall be permitted except with the prior written consent of the Board. To reduce sound transmission, all Units that are above other Units shall have all floor areas except kitchens, bathrooms, lavatories, entry areas, utility or laundry rooms, and the area above the attached garage, if any, covered with carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below. The Board may adopt further Rules concerning floor coverings that are consistent with the provisions of this Declaration.

2. Remodeling does not change the original room dimensions - Rich

5) Announcements

a) The next meeting is scheduled for January 6, 2023, via Zoom.

6) Adjournment