



# ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting: FRIDAY, FEBRUARY 3, 2023 AT 10:00AM**

**ZOOM MEETING**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/88622137412>

**Meeting ID:** 886 2213 7412

**Audio Only:** 669-900-9128

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes**: Meeting held on January 6, 2023
- 3) **Old Business**
  - A. Roof tune-ups
    1. Recommended Scope of Work for 2023 tune-ups – Russell
      - a) Widen east facing valleys to 4 inches
      - b) Widen sidewall flashings on west side of chimneys to 2 inches
      - c) Replace tiles, underlayment, and battens as needed
      - d) Complete tune-ups according to the order in Attachment 2
      - e) Install downspout screens?
    2. Contractor proposal schedule - Clayton
      - a) January 31: Send Request for Proposal to three contractors
      - b) February 28: Review proposals including pricing
      - c) March 3: Review proposals & pricing with B&F committee
    3. In what year should the committee recommend the replacement roof material? Roof replacement is currently scheduled to begin in 2029. - Rich
  - B. Update on replacement of M50 exterior light fixtures - Doug
    1. Status of fixture price information from Sang Electric & MOD Purchasing
    2. Status of contractor proposals to install LED fixtures during 2023-24
  - 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) - Rich
    1. Status of Holmes Group report based on assessment site visit on January 19
    2. Board motion to pay for the purchase and installation of a replacement smoke detector in the 5533 #2A hallway that was damaged during a Fire Department visit
    3. Status of smoke detector & alarm demonstration project
      - a) Postponed until the committee has reviewed the Holmes recommendations
    4. Inspectors test sprinkler alarm bells on an annual basis
  - D. Status of luxury vinyl flooring in remodeled kitchen and nook of upper-level unit of Herbert & Anna Maria Roeper (5401 #2B) – Rich
- 5) **Announcements**: The next meeting is scheduled for March 3, 2023, via Zoom.
- 6) **Adjournment**