



Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, JANUARY 6, 2023 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/89151426473>

Meeting ID: 891 5142 6473

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on December 2, 2022
- 3) **Old Business**
 - A. Roof tune-ups
 1. Suspended until Spring 2023
 2. Rain leak and building data worksheet - Rich
 3. Recommendations to improve the roof tune-up process - Russell
 - B. Update on replacement of M50 exterior light fixtures
 1. Acceptance of 30" for height of pagoda-style ground fixture – Rich
 2. Status of fixture price information from Sang Electric – Clayton
 3. Preparation of contractor proposals to install LED fixtures during 2023-24 - 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. Schedule for Holmes Group assessment of current detectors & alarms and fire codes related to maintenance & replacement of this equipment – Rich
 2. Status of smoke detector & alarm demonstration project – Rich
 - a) Postponed until the committee has reviewed the recommendations from the Holmes Group, as we may decide to use different equipment
 3. Do inspectors test sprinkler alarm bells on a quarterly or annual basis? – Clayton
 - D. Status of luxury vinyl flooring in remodeled kitchen and nook of upper-level unit of Herbert & Anna Maria Roeper (5401 #2B) – Rich
- 4) **New Business**
 - A. Set priorities for addressing the following topics
 1. Procedures for resident requests to paint their exterior doors a different color (TWCM Policy 95 is a possible alternative.)
 2. Repairs to the top cap of railings to address deterioration
 3. A policy for walking on pergolas, including a discussion of Bill Parson's emails
- 5) **Announcements:** The next meeting is scheduled for February 3, 2023, via Zoom.
- 6) **Adjournment**