

M50 Buildings and Facilities Committee Minutes  
Wednesday, April 8, 2022 at 10:00 AM via Zoom

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

Committee Members Present: Rich Johnstone, Abbie Ogawa, and Mark Strovink  
Committee Members Absent: Doug Bettencourt, Marjie Musante  
MOD Representative Present: Clayton Clark

- 3) Approval of Minutes from March 9, 2022: The committee approved the minutes with no changes.
- 4) Old Business

4A - Update on Recommending a Roofing Consultant

- a) The roof assessment was completed by Avelar. The committee is waiting for the assessment report, which is expected in April.
- b) Abbie requested Clayton to inform Avelar that the committee wants to have sufficient time to review the report before a phone or Zoom call with Avelar to discuss the report and ask questions.

4B - Update on Replacement of Exterior Light Fixtures

- a) The Board approved up to \$2,000 for a demonstration project to install 7 LED light fixtures at or near the 5521 building to determine whether they provide sufficient light for nighttime safety. The committee will make a recommendation to the Board regarding the results of the project.
- b) The committee will confirm whether the existing Sang Electric contract is sufficient or if there will be a new contract with Sang Electric prepared by our attorney. The contract should apply to the demonstration project and future work orders for a period of time. The demonstration project price should be included in the contract.

4C - Update on Smoke Detectors and Whether Any Corrective Action Should be Recommended to the Board

- a) The committee discussed the legal opinion regarding M50 and unit owner responsibility for the hard-wired (AC power) smoke detectors and their exterior alarms.
  1. Maintenance: The owner is responsible.

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2. Repair and Replacement: If there is damage or destruction caused by the owner's negligence or willful misconduct, the owner is responsible; otherwise, M50 is responsible.
  3. The CC&Rs require this equipment to be maintained. M50 would need to consult with a fire and building code expert regarding replacement.
  - b) The committee consensus is smoke detectors older than 10 years are probably beyond their useful life and, if so, should be replaced with current-technology equipment approved by the fire district. If there is a decision to replace this equipment, the committee would prefer to replace AC power with 10-year battery power if a battery can power an exterior alarm.
  - c) Clayton will research whether there are any local contractors who have worked with the Contra Costa Fire District regarding replacement of this type of equipment. If there are any such contractors, the committee would like Doug to evaluate them.
  - d) The committee recommends preparation of a communication to owners regarding how to turn-off an exterior alarm in the event of a false alarm triggered by a smoke detector malfunction. It may be difficult for elderly owners to reach detector on/off switches on their interior ceilings.
- 5) New Business: None
- 6) Announcements: Next Meeting will be on Friday, May 6 at 10 am via Zoom
- 7) Adjournment