

M50 Buildings and Facilities Committee Minutes
Friday, February 11, 2022 at 10:00 AM via Zoom

1) Call to Order – Abbie Ogawa

2) Roll Call of Members – Rich Johnstone

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

3) Approval of Minutes from January 14, 2022

The committee approved the minutes with no changes.

4) Old Business:

4A - Update on Recommending a Roofing Consultant

- a) The committee discussed and approved changes to the roof assessment proposal submitted by Avelar dated February 1, 2022. One change was not included: The option to meet with Avelar personnel to ask questions after the committee had reviewed the report. This was not a concern as the committee is confident Avelar would agree to a meeting as long M50 was willing to pay the hourly rate for Avelar's personnel to attend the meeting.
- b) Abbie will request the Board to approve the Avelar proposal subject to legal review. Abbie will request Donna Landeros to forward the request for legal review to the M50 attorney.

4B - Update on Replacement of M50 Exterior Light Fixtures

- a) The committee approved that Doug arrange a meeting with Current Electric, which is the Lightway manufacturer's representative. Lightway is the manufacturer of the original exterior light fixtures. Other meeting attendees would include Sang Electric and a MOD representative.
- b) The goal of the meeting with Current Electric is to identify LED fixtures with wiring that is compatible with the existing fixtures, provide sufficient light for nighttime safety, have a long life and replaceable bulbs, and use less electricity than the existing fixtures.
- c) Doug will also ask the Current Electric representative whether there are any safety issues with the existing fixtures.
- d) The committee is seeking 5 types of fixtures:
 1. Horizontal address

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2. Vertical address
 3. Carport “jelly jar”
 4. Pagoda
 5. Straight vertical
- e) Doug recommended adding vertical address lights to certain garages that do not have address signs, in order to assist delivery services and potentially first responders. Additional electrical wiring would not be required.
- f) Based on his analysis of MOD reports, Mark estimated M50 currently spends an average of approximately \$300/month on replacing light bulbs.

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

- a) Doug’s understanding is smoke detectors that are older than 10 years might be unreliable and, if so, should be replaced.
- b) Doug will obtain detailed information regarding the Gentex S1209F Smoke-only Detector and Gentex GB10-120 6” Alarm Bell. Gentex is the manufacturer of the original hardwired smoke detectors. The committee wants information regarding how residents would turn off interior and exterior alarms in the event of detector malfunction.
- c) Before proceeding with any recommendations regarding smoke detector replacements, the committee would request Board approval for a legal opinion regarding M50 responsibility for the hardwired smoke detectors.

5) New Business:

5A – Newsletter information

- a) Clayton suggested the next M50 newsletter request residents to submit a MOD work order if their unit has loose railings that need to be secured.
- b) Abbie suggested the next M50 newsletter remind residents to test their battery-operated smoke detectors. If they are unable to do so themselves, they could employ the handyman service.

6) Announcements: Next Meeting will be on Wednesday, March 9 at 10 am via Zoom

7) Adjournment