

M50 Buildings and Facilities Committee Minutes  
Monday, November 4, 2022 at 10:00 AM via Zoom

1) Call to Order and Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, Rich Johnstone, Russell Ogawa, and Mark Strovink (recused for discussion on Roeper alteration request)

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

M50 Resident Present: Herbert Roeper

Guest Present: Dalia Nishimori (daughter of Herbert Roeper)

2) Approval of Minutes from October 17, 2022: The minutes were approved without changes.

3) Old Business

3A - Update on roof tune-ups

- a) The committee agreed to suspend roof tune-ups until Spring 2023 when drier and warmer weather is expected. The current cold temperatures and rain condensation make the roofs slippery, which affects roofer productivity.
- b) For the Spring tune-ups, the committee plans to hire contractors supervised by Mr. Hogue, a roofing consultant for MOD.
- c) The committee will consider doing tune-ups for the 5201 and 5213 buildings during their 2023 rehabilitations to take advantage of the lifts that will be in use.
- d) Russell will prepare recommendations for improving the tune-up process before work begins in the Spring.
- e) Clayton will forward to Rich documents regarding M50 rain leak history. Rich will use these documents to prepare a worksheet of rains leaks sorted by unit to identify whether some roofs and/or model types have more leaks than others.

3B - Update on replacement of exterior lighting with LED fixtures

- a) Clayton is obtaining current price information for the selected LED fixtures.
- b) There is \$58,000 in the 2022 and 2023 budgets for part of this project, which is scheduled to start in 2023 and be completed in 2024. The current cost estimate for the entire project is approximately \$90,000; this estimate is likely to change with updated price information.
- c) The committee is planning to request at least 3 contractors to bid on the parts and labor for this project. After the bids have been received and evaluated, the

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committee will recommend a contractor, total cost, and installation schedule for Board approval.

- d) There are four types of light fixtures: Vertical wall fixture, horizontal address wall fixture, carport ceiling rafter (“jelly jar”) fixture, and pagoda-style ground fixture. For the initial \$58,000 in funding, the committee is planning to install at least two of these fixtures throughout M50.
- e) Jelly jar and pagoda-style fixtures are the easiest to install. Clayton will request Sang Electric to recommend a height for the pagoda-style ground fixture.

### 3C – Status of condo smoke detectors and exterior alarms

- a) The committee consensus is the hallway AC-powered smoke detectors with exterior alarms have exceeded their useful life and should be replaced.
- b) With the assistance of the M50 attorney, the committee received a proposal from a consultant whose main focus is preventive fire safety. Rich will contact the consultant to confirm they will address these questions:
  - 1. What is your assessment of these detectors and alarms?
  - 2. What does the fire code require for their maintenance?
  - 3. What does the fire code require for their replacement?
  - 4. Can AC-powered detectors be replaced with battery-operated detectors?
  - 5. Are exterior alarms optional or required?
- c) At the October 18 meeting, the Board approved an expenditure of up to \$5,000 for a demonstration project of a new AC-powered smoke detector with a 10-year battery backup and a wire relay to an exterior alarm bell.
- d) Doug discussed the demonstration project with an electrical contractor, who stated the original ceiling junction box could be used with a new AC-powered smoke detector, but a second junction box must be connected to the original junction box to support a wire relay to an exterior alarm bell. Clayton will request the contractor to submit a cost and installation proposal to the committee. The second junction box and wiring are likely to require a Walnut Creek building permit.
- e) There are no funds in the 2023 budget for the replacement of smoke detectors. The expense to purchase and install new smoke detectors and exterior alarms in the 110 M50 units is likely to exceed \$100,000.

### 3D – Exterior door colors

- a) In 2023, the committee will consider alternative procedures for resident requests to paint their exterior doors a different color.
- b) TWCM Policy 95 is a possible alternative.

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4) New Business:

4A – Alteration request by Herbert and Anna Maria Roeper (5401 #2B) involving hard-surface flooring in their upper-level unit

- a) Currently in this unit, the kitchen and nook are separated by a counter. The kitchen has vinyl flooring and the nook has carpeting. As part of a kitchen remodel, the owners want to remove the counter and cover the kitchen and nook floors with luxury vinyl.
- b) The owners will provide the committee with as-built and proposed floor plans.
- c) The issue is whether CC&R section 4.11 on Floor Coverings allows flooring other than carpet in the nook. The Board will discuss this issue with the M50 attorney.

4B - Discussion on pergola installations

- a) Eva Davidson (5545 #2B) has resolved her pergola installation issues with the contractor.
- b) The committee should recommend a policy for walking on pergolas. The committee will discuss Bill Parson's emails on this subject at a future meeting.

4C – Repairs to top cap of railings to address deterioration

- a) In 2023, the committee will discuss this subject.

5) Announcements:

- a) The next meeting will be on Friday, December 2 beginning at 10 am via Zoom. Russell will be unable to attend this meeting.

6) Adjournment