



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, FEBRUARY 11, 2022 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/86711793938>

Meeting ID: 867 1179 3938

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order** – Abbie Ogawa
- 2) **Roll Call of Members** – Rich Johnstone
- 3) **Approval of Minutes**
 - a) Meeting held on January 14, 2022
- 4) **Old Business**
 - A. Recommendation on consultant for roof assessments – Abbie Ogawa
 1. Discussion of revised Avelar proposal dated February 1, 2022
 2. Option to meet with Avelar personnel to ask questions about report?
 3. If committee approves proposal, next step is legal opinion of contract
 - B. Update on replacement of M50 exterior light fixtures – Doug Bettencourt
 1. Cost data from Sang Electric
 2. Information on failure rate of current light fixtures
 3. Schedule for test at 5521 Terra Granada
 - 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 Johnstone
 1. Discussion of replacing hardwired detectors with Gentex S1209F Smoke-only Detector (about \$42 with 10-year average life). Ability to test and turn off false alarms?
 2. Discussion of replacing exterior Faraday Buzzer Alarms with Gentex GB10-120 6" Alarm Bells (about \$29). Helsing Report regarding useful life of existing buzzers.
 3. If committee approves replacement of detectors and/or alarms, next step is board approval for legal opinion regarding Mutual responsibility for replacement, maintenance, and testing of hardwired alarms
- 5) **New Business**
 - A. Setting priorities for future tasks: Electricity usage in carports & garages (CC&Rs 6.6, P&P 34.6); removal of restricted parking signs (P&P 14.5); garage door replacements; lattice repairs – Rich Johnstone
- 6) **Announcements**
 - a) Next scheduled meeting will take place on March 11, 2022, via Zoom.

7) Adjournment

Note: See attached reference information

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Old Business 4C: Condo smoke detectors

CC&Rs 6.21

Smoke Detectors and Carbon Monoxide Detectors. The Mutual shall provide maintenance, repair and replacement of the ten-year battery-operated smoke detectors installed by the Mutual located inside the Units. Each Owner shall provide maintenance, repair and replacement of the carbon monoxide detectors or additional smoke detectors located inside the Units. Additionally, testing of battery-operated smoke detectors and/or carbon monoxide detectors that are or that may in the future be located in a Unit shall be the sole responsibility of the Unit Owner. Unit Owners must immediately report any Mutual-installed ten-year smoke detectors which are in need of maintenance, repair, or replacement to the Mutual. The Mutual shall not be responsible or liable for the consequences of any Owner's failure to test any battery-operated smoke detector or carbon monoxide detector installed in an Owner's Unit or for an Owner's failure to report a malfunctioning smoke detector to the Mutual. The Mutual and the Fire Marshal shall have a reasonable right of entry to inspect any Unit to verify that such Unit contains working smoke and carbon-monoxide detectors as required by law.

New Business 5A: Setting priorities for future tasks

CC&Rs 6.6

Carports. The Mutual shall provide maintenance, repair and replacement of Carports, including the Carport structure and the roof system of the Carport. Each Owner shall be responsible for the day-to-day upkeep and cleaning of the Carport the exclusive use of which has been assigned to the Owner's Unit. Owners having the exclusive use of their Carport are solely responsible for the cost of electricity provided to their Carport, and for the cost of maintenance, repair, and replacement of electrical wiring, fixtures, and lightbulbs located in their Carport.

P&P 34.6

Stand-alone garages and stand-alone carports that contain multiple assigned parking spaces present a different set of circumstances. Such garages and carports are detached and remote from the Unit and have convenience electric outlets that provide electric service paid for by the Mutual as opposed to the individual owner.

These electric outlets in most stand-alone garages and stand-alone carports were designed to provide power for intermittent use by small appliances. Therefore, major electric appliances (such as freezers, refrigerators) and Golf Cart chargers rated less than 13 amps or 1600 watts – devices which are plugged in continuously – may not be plugged into an existing convenience electric outlet since they tend to overload the circuit. Further, Golf Cart chargers rated more than 13 amps, or 1600 watts may never be plugged into an existing convenience electric outlet.

If, after an electrical inspection by the Mutual, the stand-alone garage or stand-alone carport is proven to have sufficient electrical capacity to safely charge a 13 amp/1600 watt or less Golf Cart charger, a sign will be posted in the garage or carport, as applicable, stating that the electric outlet is safe to do so. A user fee, established by the Mutual, will be billed to the owner, unless the electric line is already hard-wired back to the individual owner's PG&E electric meter. Extension cords over 10 feet are prohibited for Golf Cart battery chargers and any electrical cord must (i) be in good condition, (ii) meet the manufacturer's specifications for the Golf Cart battery being charged, and (iii) have a minimum of 12 gauge/3 conductors.

Extension cords from the Unit to the garage or carport are not permitted.

Extension cords over 10 feet are prohibited for battery chargers and any electrical cord must (i) be in good condition, (ii) meet the manufacturer's specifications for the battery being charged, and (iii) have a minimum of 12 gauge/3 conductors.

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Mutual metered circuits charged to the Mutual may never be used to power Electric Vehicles, LSVs, NEVs or Golf Cart chargers rated more than 13 amps/1600 watts; such vehicles and devices may only be powered using metered circuits billed to the owner. Each illegal use of a convenience electric outlet is a violation of this Section and shall be subject to a monetary penalty in accordance these Policies and Procedures.

P&P 14.5

Parking spaces that are not posted with a sign may be used by Residents, Guests, and Visitors. However, Owners must use their garage and/or carport to store their vehicles before using non-posted parking spaces for this purpose except as allowed under these Policies and Procedures.