



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting via Zoom: Friday, February 7, 2025, at 10:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/82271965519>

Meeting ID: 822 7196 5519

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on January 3, 2025
- 3) **New Business**
 - A. Application for a solar system alteration by owner of 5333 #2A - Team
 1. Joined by Jane Ackerman (owner) and Solar Savings Direct (contractor)
 2. Work was started and suspended pending an M50 Board decision. Solar panels have been installed on the 5333 roof. Confirm what other work was performed.
 3. Review of attached M50 Policies & Procedures Section 35.0 Owner-Initiated Solar Energy Systems
 - B. Dryer vent cleaning for all M50 units (approximately 11 am) – Team
 1. Joined by MOD roofer
 2. M50 requirements for dryer vent cleaning: Brushing and/or vacuuming of ducts, roof access to remove vent cap, possibly replace vent cap (before duct cleaning?), other
 3. Identify potential contractors and solicit bids
 4. Preparation of cleaning schedule for each unit
 - C. Replacement of exterior sprinkler alarm bells and posting of “call 911” signs – Team
 1. Confirm bells are part of the original construction
 2. Testing procedure to confirm bells work when sprinklers are activated
 - D. Wall-washer lighting of Rossmoor Greens walls next to 5501 and across street - Team
 - E. Application for a duct replacement alteration by owner of 5513 #1A - Team
- 4) **Old Business**
 - A. Water pressure – Clayton
 1. Status of bids for pressure reducing valves at remaining manor buildings on entry 25
 - B. Replacement of hallway smoke/CO alarms and bedroom smoke alarms - Completed
 - C. Roof maintenance and gutter/downspouts – Clayton
 1. Status of Fiala Roofing follow-up on gutter/downspout cleaning problems
 2. Status of Fiala Roofing correction of roof tile problem above 5565 #3B
 - D. Fire hydrant ownership (M50 vs EBMUD) and painting to reflect ownership – George & Mark
 - E. Firewise update – George
- 5) **Announcements:** The next meeting is scheduled for March 7 at 10 am on Zoom.
- 6) **Adjournment**