



# ROSSMOOR

WALNUT CREEK

WALNUT CREEK MUTUAL FIFTY

**Buildings & Facilities Committee Meeting: FRIDAY, OCTOBER 6, 2023, AT 10:00AM**

## **ZOOM MEETING**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/89379219569>

**Meeting ID:** 893 7921 9569

**Audio Only:** 669-900-9128

### **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on September 5, 2023
- 3) **Old Business**
  - A. Roof tune-ups – Clayton
    1. Schedule for tune-ups by Frank Fiala Roofing on 19 manor buildings
    2. Install downspout gutter leaf guards as part of tune-ups?
    3. First tune-up on 5357 building because of planned solar energy system
    4. Current gutter cleaning contractor cost is approximately half of Fiala price
  - B. Replacement of M50 exterior light fixtures – Clayton
    1. Status of vertical fixtures with 4000k lights replaced with 3000k lights
    2. Status of pagoda-style ground fixtures and 3 remaining jelly-jar fixtures
    3. \$85,000 invoice received with \$9,537 remaining on contract. \$7,945 change order received to straighten pagoda fixtures, repair wiring, and purchase 3 additional vertical fixtures. Cost of remaining change orders?
  - C. Condo smoke alarms and exterior bells
    1. CCCFPD response regarding “like for like” replacement of AC-powered smoke alarms and exterior horns - Clayton
    2. Demonstration project - Team
      - a) BRK 7010LBL AC-powered smoke alarm with 10-year battery backup, Gentex GB6-120 alarm bell, junction box, and connectors – Doug
      - b) Existing wires reconnected at junction box; no pulling of new wires
      - c) Schedule for Sang Electric work orders to purchase and install: 2 alarms and 1 bell at 5533 #2A (Rotner) and 1 alarm and 1 bell at 5213 #2A (Johnstone)
    3. \$55,000 to be included in proposed 2024 budget for all remaining M50 units - Rich
- 4) **New Business**
  - A. Alteration application for Solar Energy System at 5357 #2B: Insurance issue – Rich

**M50 Building & Facilities Committee Meeting FRIDAY, APRIL 7, 2023, AT 10:00AM**

- B. Board approved up to \$40,000 for the 2023 inspection of M50 decks, balconies, and elevated walkways as required by SB-326 - Team
- C. Board approved up to \$220,000 for 2023 rehabilitation of 5201, 5213, and 5301 buildings, which includes installation of 1/8” wire behind lattices under decks to stop debris – Team

5) **Announcements:** The next meeting is scheduled for November 3, beginning at 10 am on Zoom.

6) **Adjournment**