



# ROSSMOOR

## WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

### **Buildings & Facilities Committee Meeting via Zoom: FRIDAY, JULY 5, 2024, AT 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/81008509258>

**Meeting ID:** 810 0850 9258

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

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on June 7, 2024
- 3) **New Business**
  - A. Unauthorized replacement of M50 AC-powered and 10-year battery smoke alarms by owners and real estate agents
    1. When to identify unauthorized replacement: Resale inspection? Email to new residents to check type of smoke alarms in hallways and bedrooms?
    2. Does GRF have someone (Lisa Kam?) who could notify real estate companies not to replace M50 smoke alarms?
    3. After installation of AC-powered smoke alarms, request Dellamar to inspect bedrooms to determine whether 10-year battery smoke alarms have been replaced?
    4. On M50 smoke alarms, place stickers stating owners are responsible for testing M50 alarms & to notify M50 if testing indicates smoke alarms need repair or replacement?
- 4) **Old Business**
  - A. Building rehabilitations – Clayton
    1. 5301 carpentry work underway and status of recoating and painting bids
    2. Status of metal garage door order for 5201, 5213, and 5301
    3. Garage door plan when owners do not purchase opener with battery backup
  - B. Water pressure – Clayton and Doug
    1. Status of MOD's time recording of water pressure at 5501
    2. Status of message to EBMUD requesting lower water pressure to entry 25 buildings
  - C. Roof tune-ups and downspouts – Clayton & Rich
    1. Status of MOD effort to unclog downspouts, install downspout protectors, and inspect roofs to confirm completion of scope items for each building
    2. During August 12-14, MOD landscape team to improve drainage around carports and trash enclosures by cleaning troughs and regrading dirt
  - D. Condo smoke alarms and exterior bells - Team
    1. Board approved \$66,000 to purchase and install alarms and bells in all M50 units.
    2. MOD order of 161 smoke alarms, 106 exterior bells, and related equipment.
    3. Discuss plan to install alarms and bells in all M50 units & subsequent bid
  - E. Fireplace safety options – Doug & Mark
    1. Cost information for sealed gas fireplace inserts
    2. Include recommendations in newsletter
- 5) **Announcements:** The next meeting is scheduled for August 2, beginning at 10 am on Zoom.
- 6) **Adjournment**