



# ROSSMOOR

## WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

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

**Join Zoom Meeting:** <https://us02web.zoom.us/j/85347109664>

**Meeting ID:** 853 4710 9664

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

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on March 1, 2024
- 3) **New Business**
  - A. Firewise update – George
  - B. Water systems preventive maintenance – Clayton, Doug, and George
    1. Results of additional water pressure tests at entry 25 manor buildings
    2. Should a pressure reducing valve @ \$2,489 be installed at one or more buildings?
  - C. Water usage - Rich
    1. Request for online access to EBMUD billing reports
    2. Use of EBMUD “blue pills” to check for plumbing leaks
  - D. Fireplace safety options – Doug & Mark
    1. Instructions for lighting gas logs for emergency heat
    2. Restrictions for use of fireplace gas fuel: Safety valves and approved appliances
    3. When fireplace not in use, remove gas valve key and temporarily plug key entrance to prevent gas from being accidentally turned on
    4. When fireplace not in use, remove gas log starter burner
    5. Upgrade original gas-starter wood-burning fireplace to a modern gas-only fireplace insert with safety features to reduce potential danger
- 4) **Old Business**
  - A. Roof tune-ups – Clayton & Mark
    1. Status: Number of buildings completed and description of change orders
    2. Inspection to confirm the completion of all scope items for each building
    3. Board approved \$11,000 to install downspout protectors
    4. Analysis of MOD data on rain leak costs before and after tune-ups
  - B. Condo smoke alarms and exterior bells - Team
    1. Discuss plan to install alarms and bells in all M50 units
    2. Request Dellamar to provide a bid
  - C. 5201, 5213, and 5301 building rehabilitations – Clayton
    - 1) Target date to start rehabilitation work on 5201 and 5213
    - 2) Target dates to obtain bids for 5301 rehabilitation & metal garage doors
  - D. Plan for required repairs in SB-326 report for decks, balconies, & walkways - Clayton
- 5) **Announcements:** The next meeting is scheduled for May 3, beginning at 10 am on Zoom.
- 6) **Adjournment**