



Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting: FRIDAY, MARCH 1, 2024, AT 10:00AM**

**ZOOM MEETING**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/86799304253>

**Meeting ID:** 867 9930 4253

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

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on February 2, 2024
- 3) **New Business**
  - A. Firewise update – George
  - B. Water systems preventive maintenance - Clayton
    1. Water pressure tests at entry 25 manor buildings
    2. Price to have a pressure regulator valve (PRV) installed in building 5521
    3. Confirmation that M50 underground water pipes are plastic
    4. Discussion on clearing surface drains and pipes fed by gutter downspouts
  - C. Water usage
    1. Request for online access to EBMUD billing reports – Rich
    2. Use of EBMUD “blue pills” to check for plumbing leaks - Rich
    3. Testing of water systems for manor buildings and fire hydrants – Clayton
    4. Process to avoid water charge for fighting accidental fires - Clayton
  - 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
    1. Status: Number of buildings completed and number of change orders
    2. Process to confirm the completion of all scope items for each building
    3. Fiala price for downspout protectors (change order)
    4. Status of discussion with Fiala regarding annual maintenance contract
  - B. Condo smoke alarms and exterior bells - Rich
    1. Hallway alarms and exterior bells installed at 4 demonstration units
    2. Planning for potential installation in all M50 units
    3. Discussion on identifying units without carbon monoxide detectors

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

C. Status of 5201, 5213, and 5301 building rehabilitations – Clayton

- 1) Carpentry bids from AMS and AMAC
- 2) Updates to long-term forecast for carpentry, deck recoating, and painting costs
- 3) Options for repairing lattice panels below unit decks
- 4) Garage door contractor inspections on March 5 and subsequent bids

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

6) **Adjournment**