



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting via Zoom: FRIDAY, MAY 3, 2024, AT 10:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/84182577049>

Meeting ID: 841 8257 7049

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on April 5, 2024
- 3) **New Business**
 - A. Committee members for June 2024 - May 2025 - Rich
 - B. Firewise update – George
 - C. Water systems preventive maintenance – Clayton, Doug, and George
 1. Status of MOD's time recording of water pressure at 5501
 2. Should a pressure reducing valve @ \$2,489 be installed at one or more buildings?
 - D. Clogged downspouts and drains - Team
 1. During the summer, MOD will unclog downspouts on all manor & garage buildings and install wedge-shaped plastic downspout protectors to prevent future clogging
 2. Role of landscape teams to unclog drains & troughs and to improve grading
 - E. Fireplace safety options – Doug & Mark
 1. Instructions for lighting gas burner to ignite firewood for emergency heat
 2. When fireplace is not in use, remove gas valve key to prevent gas from being accidentally turned on
 3. A gas log starter should not be used for heat except as an emergency heat source
 4. For gas-only heat, install an approved gas burner such as used for a gas log set
 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 & Rich
 1. Inspection resources to confirm completion of scope items for each building
 2. 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 & subsequent bid
 - C. Building rehabilitations – Clayton
 1. Rehabilitation work on 5201 & 5213 scheduled to start before end of April
 2. Bids for 5301 will be requested after work starts on 5201 & 5213
 3. Plan to replace all wooden garage doors on entries 22 & 23
 - D. MOD plan for issues in SB-326 inspection report that need to be addressed - Clayton
- 5) **Announcements:** The next meeting is scheduled for June 7, beginning at 10 am on Zoom.
- 6) **Adjournment**