



# ROSSMOOR

## WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

### **Buildings & Facilities Committee Meeting via Zoom: Friday, October 4, 2024, at 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/88576974803>

**Meeting ID:** 885 7697 4803

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

## **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on September 6, 2024
- 3) **New Business**
  - A. Firewise update – Rich and George
    1. MOD will visually inspect fire extinguishers at \$6.50/extinguisher for 11 months/year
    2. Cintas will perform annual inspection of fire extinguishers
    3. Wire mesh will be installed inside lattices below unit decks during rehabilitations
  - B. Upgraded entry signs - Rich
    1. Board approved new sign design; same location; first & last building numbers on signs
    2. Governing Documents committee will recommend decorating restrictions
  - C. AC-powered hallway smoke & CO alarms - Team
    1. Board approved \$66,000 for 161 smoke/CO alarms, 106 exterior bells, & other equip.
    2. Discuss M50 installation timeline and documentation.
    3. Design sticker to record install date and to display testing & don't replace/remove info
  - D. Alteration request for mail slot on new garage door at 5357 #3A - Rich
- 4) **Old Business**
  - A. Building rehabilitations – Clayton
    1. 5201 & 5213 painting completed. Schedule for 5301 recoating and painting.
    2. Inspection of 5313-5357 & 5413 garage door openers completed on September 24. Garage door & opener installation likely to begin in late November or early December.
    3. When garage door installation begins, Rich will ask Entry 24 & 25 residents with metal garage doors if they want to purchase a garage door opener with battery backup.
  - B. Water pressure – Clayton, Doug & George
    1. Status of MOD water pressure time recorder
    2. Board approved \$7,500 for demonstration project to install water pressure reducing valves in one or two manor buildings on entry 25
  - C. Roof tune-ups and downspouts – Clayton & Rich
    1. At 5581, MOD unclogged downspouts and installed downspout protectors.
    2. Work on remaining buildings when weather is cooler, and second roofer is available.
  - D. Fireplace safety options – Rich & Doug
    1. Request Alterations Dept. for cost information on sealed gas fireplace inserts
    2. Newsletter: If fireplace is a heat source, recommend insert and not gas log starter
- 5) **Announcements:** The next meeting is scheduled for November 1 at 10 am on Zoom.
- 6) **Adjournment**