



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting via Zoom: FRIDAY, JUNE 7, 2024, AT 10:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/85673648701>

Meeting ID: 856 7364 8701

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on May 3, 2024
- 3) **New Business**
- 4) **Old Business**
 - A. Building rehabilitations – Clayton
 1. Status of 5201 & 5213; number and estimated cost of change orders
 2. Status of bids for 5301
 3. Schedule to replace wooden garage doors at 5201, 5213, and 5301
 4. Garage door plan when owners do not purchase opener with battery backup
 - B. Water pressure – Clayton and Doug
 - A. Status of MOD's time recording of water pressure at 5501
 - B. Status of message to EBMUD requesting lower water pressure to entry 25 buildings
 - C. Roof tune-ups and downspouts – Clayton & Rich
 1. Starting in June, MOD roofing supervisor to unclog downspouts, install downspout protectors, and inspect roofs to confirm completion of scope items for each building
 2. Rain leak expenses: January-April 2024 = \$1,117 vs. January-April 2023 = \$11,965. Need for additional rain leak cost data?
 3. 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. 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
 - G. MOD plan for issues in SB-326 inspection report that need to be addressed – Clayton
 1. Buildings undergoing rehabilitation will have issues addressed during this process
 2. Units that are sold will have their issues corrected prior to closing
 3. The remainder of the issues should be addressed this winter
- 5) **Announcements:** The next meeting is scheduled for July 5 (or another date?), beginning at 10 am on Zoom.
- 6) **Adjournment**