

M50 Buildings and Facilities Committee Minutes  
Friday, May 2, 2025, at 10:00 AM via Zoom

1) Call to Order and Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, George Condon, Rich Johnstone, and Mark Strovink

MOD Representatives Present: Clayton Clark

2) There were no changes to the minutes for the meeting on April 4, 2025.

3) New Business

3A – Permits and Approvals Table for M50 alterations

- a) Several changes to the draft were discussed and Rich will update the table.
- b) Rich will present the updated draft to the Board on May 28.
- c) Board approval will be requested for the M50 approval authorities listed in the table and for distribution of the table to M50 Members.

4) Old Business

4A – Dryer vent cleaning for all M50 units

- a) The committee has discussed alternatives for a contractor to clean dryer vents in all M50 units. The concern is clogged vents might become a fire hazard.
- b) Bay Air Flow (BAF) completed a second demonstration cleaning at 5301 #1B. Like 5401 #2A, the brushing, vacuuming, & blowing process was effective.
- c) Clayton will request BAF to submit a bid to clean the vents for the remaining 108 units. The Board will be requested to approve funding for this project.
- d) After the vent cleaning has been completed, MOD will check the roof vent caps of a selected number of units to confirm they have been cleaned.

4B – Water pressure

- a) Flowing Water Plumbing installed pressure reducing valves (PRVs) on 10 lines at 8 manor buildings on Entry 25 for a total cost of \$22,000.
- b) After one PRV installation, a resident complained their water pressure was too low. The PRV setting was adjusted to a higher pressure and the issue was resolved. The 10 PRV settings vary between 70 psi and 80 psi.
- c) Clayton confirmed that all PRVs were properly grounded by Flowing Water.

4C – Misaligned bedroom/balcony door at 5581 #2B

- a) Clayton will follow-up with the carpenter who has been assigned to estimate the cost of correcting the misalignment.
- b) MOD staff confirmed the corresponding door in the unit below (5581 #2A) is not misaligned, which indicates there is no building settling problem.

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4D – Painting of fire hydrants to indicate M50 ownership

- a) MOD documentation identifies 3 white hydrants on Terra Granada as M50 property. White hydrants indicate EBMUD ownership.
- b) Clayton submitted a work order for Spectrum Painting to paint these hydrants yellow. He will also request Spectrum to repaint the hydrant at the intersection of entries 22 and 23.

4E - Lighting of Rossmoor Greens walls

- a) Clayton will submit a work order for Sang Electric to complete this project by digging a trench for electrical conduit and to add additional fixtures as needed to light a portion of the Rossmoor Greens walls next to 5501.

4F – Firewise update

- a) The Firewise committee is working on responses to the questions asked during the town hall meeting in January.
- b) The committee is attempting to obtain funding for fire mitigation projects.

5) Announcements: The next meeting will be on June 6, beginning at 10 am on Zoom.

6) Adjournment