



Walnut Creek Mutual Fifty (Mutual 50)

**Buildings & Facilities Committee Meeting via Zoom: Friday, December 5, 2025, at 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87225660322>

**Meeting ID:** 872 2566 0322

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

## **Agenda**

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

**2) Approval of Minutes:** Meeting held on November 7, 2025

**3) New Business**

A. Any alteration applications requiring committee or Board approval - Rich

**4) Old Business**

A. Electrical panel repair & replacement of main & sub panels – Team & Kevin Rushing

1. Questions for Kevin of KR Electric

2. Status of 4 urgent main panel repairs in December

3. Plan to replace 6 significantly aged main panels in 2026

4. Plan for urgent repairs on 5593 main panels and replacement of breakers on 9 main panels in 2026. Board will be requested to approve expenses on December 16.

B. Rehabilitation of 5313, 5325, 5333, and 5349 buildings – Jim

1. 24/7 Builders: Buildings completed, building currently working on, and expected completion date for all four buildings

2. Mt. Diablo Flooring: Buildings completed, building currently working on, and expected completion date for all four buildings

3. Spectrum Painting: Buildings completed, building currently working on, and expected completion date for all four buildings

C. Metal trash enclosure doors – Rick

1. Replacement doors status for entry 23 trash enclosure C & entry 24 trash enclosure A.

D. Wire mesh installation & lattice repair or replacement – Team

1. Estimated cost of \$2,700 for wire mesh installations on lower-level units

E. Dryer vent cleaning project – Rick

1. Property Management will check the roof vent caps of 10 upper-level units (including 5201 #2B, 5357 #3B, & 5521 #3B) to confirm they have been cleaned.

F. 24/7 Builders have completed plugging gaps near foundation grade beams

G. Fiala Roofing contract to clean gutters & downspouts and light roof maintenance – Rich

1. 19 manor buildings, assigned garages, 20 carports, and 12 deeded garages

2. Fiala to begin in mid-December?

3. Fiala should clean leaves & debris out of the gutters, remove downspout protectors to flush small debris, use water to finish cleaning & replace downspout protectors

**5) Announcements:** The next meeting is scheduled for January 2 at 10 am on Zoom.

**6) Adjournment**