



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**