



Walnut Creek Mutual Fifty (Mutual 50)

## **Buildings & Facilities Committee Meeting via Zoom: Friday, March 6, 2026, at 10:00AM**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/83890962008>

**Meeting ID:** 838 9096 2008

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

### **Agenda**

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes:** Meeting held on February 6, 2026
- 3) **New Business**
  - A. Discuss Contractor Protocol and Guidelines document - Rick
  - B. Discuss requirement for new water heaters to be electric or heat pumps as of 1/1/27 - Team
- 4) **Old Business**
  - A. Electrical panel repair & replacement of main & sub panels – Team
    1. KR Electric installed the first main panel at the 5501 building on February 10 and is expecting 5 additional main panels to be delivered in March. Proper grounding and breaker installation are scheduled for April.
    2. Division of responsibility between M50 & owners for subpanels after installation. M50 attorney has recommended wording for Board motion and annual disclosures booklet.
  - B. Rehabilitation of 5313, 5325, 5333, and 5349 buildings – Jim
    1. Mt. Diablo Flooring: Deck coating for 5349 #1B is not adhering to the old surface of the elevated walkway. RPM will obtain a bid for a new surface.
    2. Spectrum: Painting completed for 5313 & 5325. 5333 & 5349 are 98% complete; front and deck/balcony doors will be painted in March during warmer weather.
  - C. Rehabilitation of 5357, 5401, and 5413 buildings – Jim
    1. Status of contractor bids
  - D. Fiala Roofing contract to clean gutters & downspouts and light roof maintenance – Rich
    1. Fiala completed their work and provided a detailed report.
    2. After work was completed, 4 residents reported problems with leaking or overflowing downspouts. Causes could be clogged downspouts, clogged underground drainage, or poor connection with the gutter. Work orders were submitted.
    3. Committee recommendation regarding compensation for Outdoor Keepers
  - E. Replacement of light bulbs for Pagoda light fixtures
    1. In the next M50 newsletter, Barry Grossberg will be thanked for his long-term replacement of these bulbs. A new volunteer will be requested.
    2. In the event no one volunteers, residents will be asked to submit work orders.
  - F. Emergency exit from manor deck or balcony
    1. Tom Cashion believes resident use of ladders would be difficult & unstable.
    2. George will discuss this issue at the President's Forum.
- 5) **Announcements:** The next meeting is scheduled for April 3 at 10 am on Zoom.
- 6) **Adjournment**