

M50 Buildings and Facilities Committee Minutes
Friday, February 6, 2026, 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,
Mark Strovink

Property Management Representative Present: Rick West

Property Management Representative Absent: Jim Hayes

2) There were no changes to the minutes for the meeting on January 2, 2026.

3) New Business:

3A – Emergency exit from manor deck or balcony

- a) The issue is whether M50 should recommend how residents might make an emergency exit from their deck or balcony in the event their front door cannot be used to evacuate.
- b) George asked the mutual presidents about this issue. Most responded the issue had not been raised in their mutual.
- c) George thinks the best option for residents is to wait for evacuation assistance from the Fire Dept. The use of personal ladders by residents would be unsafe, but this would be a resident's decision and not a recommendation by M50.
- d) **Action:** Rich J will send an email to Tom Cashion requesting his advice.

3B – Replacement of light bulbs for Pagoda ground fixtures

- a) Barry Grossberg will no longer be able to replace bulbs that have stopped working in Pagoda ground fixtures.
- b) **Action:** Rich J will request residents to report non-working Pagoda bulbs to him, which Rich will forward in a work order to RPM. When appropriate, Rich will accumulate multiple reports & combine them into one work order to save costs.

3C – Rehabilitation of 5357, 5401, and 5413 buildings

- a) Jim expects to have contractor bids submitted by the end of February. A rehabilitation start date has not yet been planned.
- b) **Action:** Rick W will ask Jim to request bids for the 4 carports on entry 23 and the 5 trash enclosures on entries 22-24.

4) Old Business

4A – Electrical panel repair and replacement

- a) Rick W has not been informed of when KR Electric will begin work on the main panel repairs and replacements.
- b) **Action:** Rick W will ask KR Electric for the planned start date.

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4B – Rehabilitation of 5313, 5325, 5333, and 5349 buildings

- a) The deck coating for 5349 #1B is not adhering to the old surface of the elevated walkway. This is considered a problem caused by the old surface.
- b) **Action:** Jim will obtain a Mt. Diablo Flooring bid for a new surface at 5349 #1B.

4C - Metal trash enclosure doors

- a) Spectrum has painted the new doors for entry 23 trash enclosure C and entry 24 trash enclosure A.

4D – Fiala Roofing contract to clean gutters & downspouts and light roof maintenance

- a) **Action:** Rick W will ask Fiala for the planned start date and, when the project is completed, a report on roof tiles that were repaired or replaced.
- b) **Action:** When the project is completed, Rich J will send an email to M50 residents requesting them to notify him of any gutters that overflow during the rain expected in February. Fiala will then be notified to take corrective action.
- c) No action was taken regarding the request for reimbursement by Outdoor Keepers for their unauthorized cleaning of M50 gutters and downspouts.

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

6) Adjournment