

M50 Buildings and Facilities Committee Minutes
Friday, November 7, 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, Mark Strovink


Property Management Representatives Present: Jim Hayes, Rick West

2) There were no changes to the minutes for the meeting on October 3, 2025.

3) New Business : None

4) Old Business

4A – Electrical panel inspection to assess need for future repair and/or replacement

- a) KR Electric completed an inspection of the 22 main electrical panels and provided the committee with a report documenting the condition of each main panel, and the priority and estimated cost for the repair or replacement of each panel.  [Mutual 50 - Rossmoor Inspections \(Responses\)](#)
- b) On October 21, the Board approved a motion submitted by Rich J to replace 6 significantly aged main panels in 2026 at a cost not to exceed \$125,000. The committee will be considering additional main panel requirements and costs.
- c) **Action:** Rich J will invite Kevin of KR Electric to the B&F meeting on December 5 to discuss future main panel requirements and cost options. Other questions:
 1. Why would repaired grounding for the 5593 main panels potentially not be usable when the 5593 main panels are subsequently replaced?
 2. Will the new main panels have an expected useful life of 40 years?
- d) **Action:** Rich J will prepare a worksheet with 2 tabs: Main Panels & Sub Panels. Each tab will list panel location, corrective action, target date, and actual date.
- e) The M50 attorney provided an opinion regarding M50 vs. owner responsibility for electrical components. M50 is responsible from the electrical meters in the exterior utility closet through the main panel and up to sub panels in units. Owners are responsible for sub panels and all wiring from the sub panels to outlets, fixtures, and appliances within the units. However, M50 is taking responsibility for the replacement of the sub panels; owners will still be responsible for the replacement of failed breakers and alterations to sub panels.

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

- a) Carpentry repairs are complete for 5313 & 5325 and are underway for 5333.
- b) 5313 painting is 60% completed. 5325 painting should start on November 10.
- c) The committee agreed Spectrum Painting should be authorized to work on Saturdays to make up for weekdays when rain prevents painting.
- d) **Action:** Rich J will notify the 5325, 5333, & 5349 residents of Saturday painting.

4C - Metal trash enclosure doors

- a) On October 21, the Board approved a motion submitted by Rich J to replace damaged doors for entry 23 trash enclosure C and entry 24 trash enclosure A at a cost not to exceed \$4,000. The new M50 doors would have the same construction as the trash enclosure doors on Stanley Dollar entry 7.
- b) The committee agreed to have 24/7 Builders construct the two sets of doors for \$1,675/set and for Spectrum Painting to paint the doors at \$325/set.
- c) **Action:** Rick W will submit a work order for these trash enclosure doors.

4D – Wire mesh installation and deck lattice replacements for 51 lower-level units

- a) 24/7 Builders completed the installation of wire mesh at 5413 #1A at a cost of \$2,799. This cost included lumber at the bottom of the lattice panels to fill air gaps as much as reasonable.
- b) 24/7 Builders submitted wire mesh bids of \$2,260 for 5413 #2A and \$3,003 for 5413 #3A. These bids include the cost of lumber for air gaps.
- c) The committee thinks it very unlikely that embers from a wildfire might get under decks by going through small air gaps and wire mesh is not needed for the air gaps.
- d) **Action:** Jim will inform 24/7 Builders that wire mesh is not needed for air gaps.
- e) **Action:** Jim will request 24/7 Builders to install wire mesh on those existing lattice panels that do not need to be replaced. New lattice panels will be installed with wire mesh.

4E – Dryer vent cleaning

- a) Dryer vent cleaning has been completed except for 5325 #1B, which is vacant. RPM will require the dryer vent of this unit to be cleaned as a resale condition.
- b) **Action:** Rick W will submit a work order to check if lint is trapped by the roof vent caps of 5201 #2B, 5357 #3B, 5521 #3B and 7 other units selected by RPM.

4F – 24/7 Builders has completed the foundation repairs on Entries 22-25.

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

- a) Includes 12 deeded garages as well as 19 manor buildings & assigned garages.
- b) **Action:** Rick W will ask Fiala Roofing to confirm whether the contract includes the 20 carport spaces at the current price of \$32,430 or if a new price is required to include the carports.
- c) **Action:** After the contract price is confirmed, Rich J will submit a motion at the Board meeting on November 18 to approve the Fiala Roofing contract.
- d) Fiala Roofing is flexible in scheduling this cleaning. The committee recommends mid-December.

4H – Miscellaneous

- a) **Action:** For the 2026 update to the M50 long-term forecast of reserve expenses, Rich J will include the 2031-2036 replacement of 10 main panels that are scheduled for repair (i.e., new circuit breakers) during 2026; these repairs extend the life of these main panels for approximately 5-10 years.
- b) **Action:** For the 2026 update to the M50 long-term forecast of reserve expenses, Rich J will change the average cost for wire mesh installations to \$2,700 for the applicable lower-level units.
- c) **Action:** Rich J will prepare a summary document that lists the reserve projects that require future funding. This document will provide a high-level summary of the projects included in the Excel worksheets for the long-term forecast.

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

6) Adjournment