

Mutual 59 Maintenance Meeting MOD Conference Room February 12, 2019

President Jodi Rice called the meeting to order at 1:30 P.M.

Directors present: Jodi Rice, Vic Vigil, Bunk Sicotte, Linda Fletcher, **Dave Peters

Staff present: Rick West, MOD

Residents present: Barbara Britt, 5961 AW and Philip Dowling, 5910 HC

Residents' Forum: Barbara Britt noted that there are faucets in the common area at garage and 3rd floor levels in 5961 AW and asked if they were for use during a fire. Rick clarified that the immediate responsibility of residents is to EVACUATE ASAP in case of emergency and let trained first responders work.

Philip Dowling is concerned about the appearance of 1st floor tiles in 5910 HC and plant debris. Vic has contacted the custodian about spot cleaning tile. Linda will arrange a meeting of the Board with Brightview Landscaping. They have been with us one year, and this would be a good time to revisit leaf/fallen branch/flower removal, pruning, and other Mutual requirements. Mr. Dowling volunteered to join the Landscaping Committee.

Agenda Items:

a) Jodi verified that Mutual 59 has in place a solar panel policy.

**Director Dave Peters joined the meeting at 1:40.

b) Rick reported that metal fire extinguisher boxes will be sanded and painted, and plastic boxes will be replaced by metal.

c) Trash and Recycling concerns were addressed. Vic always informs new residents about breaking down cardboard boxes and taking them to MOD. Residents help neighbors, but often family members of residents are not aware of the correct procedures.

(continued)

d) A motion was made to approve the proposal by Welcome to add one light fixture cleaning per year (from 4 to 5 times in March, May, July, September, November). Nancy joined us to clarify the proposal. Also included in the motion: one-time cleaning of walls of all atrium raised beds in spring (600), deep cleaning trash chutes (1800) and cleaning elevator landing areas (3,000). The motion was unanimously approved for an additional \$37.50 monthly (lights) plus a total of \$5,400 for the 3 annual jobs.

e) Garage lights/other LED lighting: Vic reported an excellent Costco price for 4ft. \$600 per building + 820 labor. It was unanimously approved to pay \$3,000 for two buildings (5951 and 5954 AW). The LED lights will be installed during the upcoming rainy days.

5910 and 5920 HC require changing the entire fixtures and will be done at a later date, after costly deck coatings are completed.

f) Jodi shared a summary of the Mutual 28 walk-through by a County Fire Prevention Technician.

g) Linda will be covering the issues noted in the M28 Fire Prevention summary with Rebecca during M59 landscape planning.

h) Resale and Alteration Fees have been increased. Note that some of these fees relate to Co-ops only.

i) Long Range Landscape Plan. Rebecca Pollan was not present, but Jodi noted our irrigation system needs rehab. PG&E transformers must have clearance of 8ft. Rick noted the possibility of painting the transformers and being reimbursed by PG&E and will look into it.

Rick presented a color-coded M59 Walkthrough List (see list) and reported as follows: Roof stacks will be painted tile color in warmer weather. Torn window screens are at Valley Glass for repair. Instead of spikes on emergency lighting, goop (on order) will be used to deter birds. (continued)

Pool Cabana Boiler Room will be organized this week and boilers cleaned. Algae Busters are on the job and the pool and spa are clean, but the spa is low and the float valve is still questionable. Rick will make sure the recirculating pumps and floats are checked, and will have the pumps run at least two hours a day in winter.

Is a resident who calls in an elevator electrical malfunction notified when the problem is fixed? Otis does not do that.

Is it possible to stop fire trucks coming out after a fire alarm is accidentally activated? Rick said calling DENELEC might work.

Jodi and the directors expressed their appreciation to Rick for the time he spends on our walk-throughs and maintenance meetings, and for his easy to check, color-coded list of mutual 59 projects.

Vic reported dye testing is postponed until EBMUD clarifies the billing.

Meeting adjourned at 2:40 P.M.