

M50 Buildings and Facilities Committee Minutes
Friday, January 2, 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 Representatives Present: Jim Hayes

Property Management Representatives Absent: Rick West

Guest: Kevin Rushing, KR Electric

2) There were no changes to the minutes for the meeting on December 5, 2025.

3) New Business : None

4) Old Business

4A – Electrical panel repair and replacement

- a) The project plan includes 5 sections of main panel repairs & replacements.

Kevin agreed to schedule the first 3 sections during January-March 2026

1. Urgent repairs

2. Repair GE & Crouse Hinds Panels

3. Replace Significantly Aged Challenger Panels

- b) KR Electric will notify residents of any power outage to their unit or building at least 48-72 before the outage. The notice will be written and oral (if the resident is home when the written notice is delivered).

- c) Outage duration will be up to 8 hours for a main panel replacement and less than one hour for a breaker replacement. Power is not turned off for grounding system improvements. Outages will occur during 8 am-4 pm.

- d) Because of the lengthy power outage for main panel replacements, Kevin will attempt to replace them during March when the weather should be warmer than January and February. However, PG&E will determine the times when building power can be disconnected from the PG&E system, so the main panel replacements might occur in a different month.

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

- a) Carpentry repairs are complete for 5313, 5325, and 5333. 5349 is 90% complete. This work includes the installation of bird nest prevention devices for 5333 #2B and #3B.

- b) Deck coating is complete for 5313 and 5325. 5333 is 75% complete and 5349 is 60% complete.

- c) Painting is complete for 5313 and 5325. 5333 is 98% complete; exterior door painting is currently on hold until the weather is warmer and dryer. 5349 is 50% complete; waiting for carpenters to finish their work.

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- d) **Action:** Rich J will advise the M50 attorney of the accident injury on December 9 involving the resident of 5333 #1B.

4C - Metal trash enclosure doors

- a) If weather permits, 24/7 Builders will start during the week of January 5 to build new doors to replace the damaged doors for entry 23 trash enclosure C and entry 24 trash enclosure A. The doors will be built at the trash enclosures.
- b) Spectrum will paint the new doors.
- c) **Action:** Jim will check with 24/7 Builders to confirm whether new hinge bolts will be used to attach the new doors to the enclosures.

4D – Dryer vent cleaning

- a) **Action:** Rich J will determine whether Bay Air Flow installed a new dryer vent hose in the laundry room of 5201 #2B.

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

- a) On December 10 and 11, Outdoor Keepers cleaned M50 gutters and downspouts. However, M50 no longer has a contract with Outdoor Keepers; the M50 contract is with Fiala Roofing.
- b) There is concern that Outdoor Keepers staff are not trained to walk on concrete tile roofs without damaging tiles. Damaged tiles can result in rain leaks.
- c) Although there was no M50 contract for their services, Outdoor Keepers has requested a \$5,000 payment for their cleaning and identification of problems. The committee decided to delay any payment until M50 determines the cost of repairing any damaged roof tiles and/or rain leaks.
- d) **Action:** At the Board meeting on January 20, Rich J will submit a motion to approve \$32,430 for the Fiala Roofing contract.
- e) **Action:** Based on the committee's decision, Rich J will ask Rick W to inform Fiala Roofing that they can begin their cleaning and maintenance work on or after January 26.
- f) Fiala Roofing may need to replace downspout protectors that went missing after the work by Outdoor Keepers. RPM may have a supply of these protectors that were purchased but not needed during the original installation.
- g) **Action:** Rich J will ask Rick W either to obtain additional protectors from the RPM supply or to purchase 50 additional protectors and charge the expense to M50. Fiala Roofing would install protectors as needed.

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

6) Adjournment