

PMC Minutes March 7, 2019

Members present: Harold Crisp, Richard Bambach, Ruth Hunter, Russ Coburn and Leona O'Reilly (non-voting Chairperson). Member absent: Stan Jones and Rick Kaiser (not-voting Board Liaison). Architectural Design Committee Members present: Linda O'Neil, Jim O'Neil, Barbara Martin, Ramona Brown and Leona O'Reilly. Guests present: Ronny Cabrera (PPD Special Projects), Jason Lizer (PPD Plumbing Supervisor), Jane Carona, Bobbie Palmer, Kathy Viney, Sharon Moores, Jessie Fitzpatrick, Billie Saunders, Mary Ellen Coffey and Catherine Whiteman.

Lobby Painting

The Architectural Design Committee attended the meeting and presented color selections for the new storeroom and trash room doors. The areas to be painted include, on the first floor, the trash room, elevator and trash chute doors and frames and the corner shelf, mail box shelf and trim. On the second and third floors, the areas to be painted include the storeroom, elevator and trash chute doors and frames, the corner shelf and the wall around the doors. There was discussion within the PMC and from guests about the process for color selection and concern that no one would see the suggested colors until the project was complete. There was limited discussion about the particular color selection. The PMC unanimously passed a recommendation that the Board accept the ADC's selection of Sherman Williams 'anew grey' as the color to paint all the new doors, frames and wood trim. They also agreed that the ADC would work with Mr. Cabrera to put colors samples in each building's 1st floor lobby.

Replace OS&Y Valve in Building 13

This approved work was scheduled for Friday, March 1st. Before the work could begin the water had to be shut off to the building. A PPD technician and the Dynalectric tech spent over an hour attempting to locate the shut-off valve. They were never able to locate it. Mr. Lizer indicated that outside contractors would have equipment that should be able to local the water line and the shut-off valve. This could be done at a cost within the Presidents authorization. Mr. Lizer will find a contractor and give us an estimate of the cost.

Smoke Alarm Battery Replacement

There has been some confusion about responsibility for smoke alarm and battery replacement. One hard-wired smoke alarm was originally installed in each residence. The Mutual has previously been responsible for these alarms, including replacing the back-up battery once per year and replacing the entire alarm once every 10 years. At the current time, due to reliability problems PPD is replacing these alarms with one that uses a standard battery. The hard-wired alarms with a sealed 10-year battery are not reliable over the 10-year period. For the foreseeable future we will have to continue to replace batteries every year. For safety the Board has approved to continue Mutual responsibility for this battery replacement. The PMC unanimously recommend that the Board approve the PPD quote to replace these batteries.

Many residences have one or more battery-only alarms. These alarms were installed by the owner, PPD or someone else at the owners' expense. Battery replacement in these alarms has always been the owner's responsibility. Most battery-only alarms currently being sold have sealed 10-year batteries in them. It is recommended that any battery-only alarm with a standard battery be replaced with a 10-year battery-only alarm. PPD can provide and install them or they can be purchased at Home Depot or on-line for under \$20.

We should also be aware that any residence with a garage and/or fireplace should have a carbon monoxide detector. This is the owner's responsibility.

Balcony Repair

Avon, the contractor who previously expressed an interest in this project has indicated they are no longer interested. Mr. Cabrera will continue to try to find other contractors to bid on the project.

General Balcony and Railing Inspection and Repair

This effort by PPD will begin in the Spring, probably in March. Mr. Cabrera will find a contractor and get quotes to replace the wood railings on balconies.

Architectural Standards for balcony enclosures

The PMC is evaluating various methods of moving forward on this project.

A/C Condensate line cleaning

This project should be complete by the time of the Board meeting except for call-backs where residents were not home.

Fire Extinguisher Cabinets

Repair on the cabinets has been completed.

Lobby Door Replacement

All doors have been installed. Some adjustments and cleanup remain to be done.

Dryer Vent Cleaning

Call back efforts will begin when PPD has time available.

Ponded Water behind Building 14

A proposal has been received to install catch basins, drain lines from all down-spouts and condensate lines and grading the ground so that water will run to the drains. The Grounds Committee has indicated they will be responsible to have the graded area seeded or sod installed. Mr. Cabrera will continue to try to get additional quotes for this expensive project.

Building 14 Sewer Pipe Clean-out

Jason Lizer, PPD plumbing supervisor explained the clean-out operations that were done at Building 14. He explained it is often difficult to determine the cause of any back-up because the sewer auger can push the blockage on into the sewer system. He noted that this is a daily problem within Leisure World and is usually caused by improper use of the garbage disposal and drains. Their recommendation is to use lots of water in the drains and to not put garbage into the disposals or greasy liquids down the drains. Without tearing out walls to install new and larger drain lines there is no other remedy.

Maintenance Check List for Owners

Mr. Cabrera is continuing to work on a list of maintenance items that each owner should be aware of and responsible for. Examples include A/C annual inspection, water valve operation, etc.

Minutes prepared by



Harold Crisp
March 11, 2019