



Operations Committee Report
June 17, 2020
Bob Forsberg, Committee Chairman
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Charter: To insure the community is well maintained and Operations runs smoothly by overseeing day to day operations, expenses and priorities of both work orders and maintenance.

Committee Members: Bob Forsberg as Chairman, Members as Paul Flanagan, Dustin Enny and Victoria J. Darling-Orth.

Water Treatment

The primary air compressor at the Water Treatment Plant has been professionally serviced and is running like new. Delays for repair requiring multiple trips and backordered parts were due to COVID-19 restrictions. Internet failure caused the plant to run continuously through the evening of June 4th and was discovered at 5:15 am on June 5th. Staff reset the internet and the plant is operating well. Internet failure prevented activation of the shut-off signal to Clear Well which in turn caused a bit of flooding. No damage to the plant or equipment occurred and staff was able to easily clear the area of water.

One chemical pump will require a rebuild and was temporarily swapped out with a rebuilt back-up pump on hand.

Big Elk Meadows Association participated in a voluntary testing project through CDPHE (Colorado Department of Public Health) for PFAS (perfluoroalkyl and polyfluoroalkyl substances) contamination. Our water was tested for 18 types of PFAS chemicals and none were detected. Across the State-wide testing project, two Fire Districts tested positive and one Surface Water Site tested positive. The primary source of this contamination is fire retardant foam.

Disinfection Bi-Product test results are in and considered BDL (Below Designated Limits). All other water testing for BEMA has returned "Good" results.

Roads

Road grading requires significant moisture and will be done as weather conditions and precipitation permit. With rainfall, staff was able to grade the main road twice in the last month. New grader blades have been purchased and will be installed as needed. Road base has been delivered with many loads being placed at the entrance of Big Elk Road to work with underground springs and at the beginning stretch of Hemlock Dr. Remaining road base has been staged at the maintenance building and will be utilized as needed throughout the season.

Dust control efforts were made by using brine from the Ion Exchange unit at the Water Treatment Plant and distributing on the main road at the entrance.

Preparations for the trash compactor relocation site have produced challenges. Although staff has utilized a rock hammer for removal of rock, they have determined a blaster may be required for completion of the prep work for this project. Calls have been placed for quotes to blast the remaining area.

Lakes and Streams

Staff has reinforced the Lower Flume with large rip-rap and river rock. Additional rocks are being placed to protect the stream from vehicle traffic by what appears to be non-members attempting to access the Shooting Range. Members who do not have the gate code should contact the office.

BioLynceus organic compounds for lake health have been received and are expected to provide treatment for the next three seasons. The membership will be notified once treatment is scheduled.

On behalf of the Reconstruction Committee and Riparian project, Operations is watering new plants weekly.



Pool

After clean-up, mechanical repair and “burping” of the new pool liner, the pool was successfully opened on Sunday, June 7th. A new pool cover is on order and expected in the next two weeks. Staff would like to thank the many volunteers who offered their time and support in preparation of the pool opening and would also like to thank Social Activities Committee Chairwoman for the number of hours she invests each year in preparation of the pool opening.

New Office 3.6

Operations continues its support of the New Office project and are now working on the patio area, leveling the parking area and backfilling/sloping around the exterior of the office.

General

Staff provided oversight to the reseeded of the ball field, installation of the new play structure located in the BEMA Park, assistance with a crashed/wrecked vehicle and a shooting incident which was successfully de-escalated. Staff also worked on access to the shooting range, member access to the slash area and dumpster, Fishing Badge checks and general membership support.

Administration

BEMA's Office Administrator continues work on general administrative duties, water accounting, completing minutes in a timely manner and assisting members and tenants as needed. She is also making considerable progress on the Sort Project with over 800 lbs. of old documents being recycled. Assisting the Board of Directors with Member Communications and mailings and work with Bookkeeper on membership accounts. Administrative support pertaining to State required documentation for water production and other documentation as needed. Additional support to staff, Committee Chairs and Directors as needed. The Office Administrator was also successful in mailing the Annual Meeting packets in a timely manner and preparing the new directory for the membership. BEMA's Office Administrator would like to thank member Glenn Christensen for his volunteer work on the new Member Fishing badges and Guest Fishing badges.