



Operations Committee Report
Bob Forsberg, Committee Chairman
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Written and submitted by: Paul Flanagan

Date: 07 December 2020

Charter: To ensure 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: Robert Forsberg as Chairman, Members as Paul Flanagan, Dustin Enny, Victoria J. Darling-Orth.

Water Treatment

Wednesday, November 25th the community experienced a power surge causing significant issues at the water treatment plant. A circuit breaker on the air compressor was damaged requiring service of the unit. To get through until repairs were made, Operations Administrator, Paul Flanagan utilized his personal air compressor to keep the plant in operations. The MIEX Ion Exchange unit also experienced challenges as a result of the power surge, causing a VFD to fail at restart. Staff was successfully able to restart the unit after several attempts and consulted with IXOM on the restart failure. IXOM advised issues stem from the control panel which is outdated and not programmable at today's standards. This unit will need to be upgraded in order to return the system to full automation. A quote for the new unit and installation have been requested.

Water leaks were located at three different homes within the community. The cause of leaks were varying; due to a service line issue, a bad valve and no heat to the home.

Results for monthly water tests on finished water have all returned as GOOD. Quarterly Disinfection Byproducts Test results also returned as GOOD. BEMA's Total Suspended Solids (TSS) test was repeated and averaged for GOOD results. Being proactive staff pumped and cleaned the settling tank and have been working with well water as often as possible to provide excellent water to the community and to produce GOOD results when testing. December's TSS Test will be performed this week and staff expects GOOD results keeping BEMA in compliance with the State.

John Lewis of Mountain View Services, completed re-plumbing and re-programming of the Memcor Filtration Unit keeping BEMA in full compliance of all State regulations. He also assisted in a SCADA communication issue with the Memcor Filtration unit.

Discussion and review continue on a modified quote from Johns Well for restoration of the in-ground 35,000 gallon steel tank with final approval anticipated soon.

Roads

Staff has plowed and sanded community roads through several weather events. Squeegee or winter road sand has been delivered for the season. BEMA's main road was graded after receiving much needed precipitation.

Compactor Site

The pad for relocation of the trash compactor has been poured and power has been trenched-in and hooked up.

Office

Staff has successfully completed their move to the new office and turned the old office space back over to the VFD of BE. On behalf of the Staff, the Operations Committee would like to express their gratitude to all involved with the restoration and expansion of the new office. Thank you to everyone's efforts and hard work.

Administration

Office Administrator continues work on general administrative duties, water accounting, completing minutes in a timely manner and assisting members and tenants as needed. Assisting the Board of Directors with Member Communications and mailings; and work with the Bookkeeper on membership accounts. Administrative support pertaining to State required documentation for water production and other documentation as needed. Additional support provided to staff, Committee Chairs and Directors as needed.

Big Elk Meadows Association

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