



Operations Committee Report
Scott Johnstone, Committee Chairman
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Written and submitted by: Paul Flanagan

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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

The air compressor has been serviced and a part is on order to allow for automatic restart after power outages. BEMA wells continue to be utilized for raw water with transition to the lake, as needed to meet demand.

All finished water tests continue to return as “Good”. BEMA’s waste water test (Total Suspended Solids or TSS) for December returned as very low (7.4 mg/l), however the quarterly average returned at (32.8 mg/l). With the State maximum limit at (30 mg/l) BEMA’s numbers show as slightly high. Staff is working on written documentation to the State regarding this slightly high measurement.

John’s Well has been pressure testing all lines for the underground steel tank in order to incorporate this 30,000 gal tank back into BEMA’s water system. Next step in this project is to backfill the excavation site. Staff may attempt this on Wednesday if conditions allow. After backfilling, John’s Well will install a new pump. Midco Diving will then clean and disinfect this tank. Once the underground steel tank is operational, Midco will address the leak in the upper tank. Weather will be the variable for each step as ice has been a significant issue in the upper tank.

Roads

Several small snow storms and conditions have warranted extensive sanding. The half gate is up to slow traffic and create cross-over for the new trash compactor site.

General

The trash compactor has been relocated to the vicinity of the Sand Shed and is now up and running. There are two access doors in the compactor. To open the interior door, slide door handle to right.

The dog waste stations have once again been filled with yard waste which has frozen into the boxes. This is NOT how these stations were intended to be used and the clean-up took time away from our Operations Staff. The Dog Waste Stations are intended as a convenience for those who walk their dogs and appreciate the 3 easily accessible stations.

If you are cleaning up pet waste in your own yard please bag it and place it in the dumpster.

Administration

Victoria 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 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. Victoria will be working on State recommended water documentation projects throughout the year.