



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

**Date: 16 February 2021**

**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:** Scott Johnstone as Chairman, Members as Paul Flanagan, Dustin Enny and Glenn Christensen.

### **Water Treatment**

Sub-zero temperatures caused multiple frozen pipes and leaks throughout the community at member's homes. Assistance was rendered for frozen meter pits and frozen water lines. Ice formations in the upper water tank caused false low readings to the SCADA Control System. Staff is monitoring the tank level manually and running pumps to avoid overfilling and Ice damage to the interior piping in the tank.

The air compressor restart modification, for auto restart after power outages, was not successful. Staff is addressing the issue with a backup air compressor which does have the auto restart feature.

All finished water tests continue to return as "Good". BEMA's Total Suspended Solids (TSS or waste water test) for January returned as 3.4 mg/l which is also considered as "Good". Lead & Copper test results have been returned and are either listed as Below Detectible Levels (DBL) or below the lead action level of 0.015 mg/L. We have yet to receive results for Disinfection Byproducts Tests. Water meter readings have been completed as well as several "Leak Check" readings.

The Underground Steel Tank Project is complete and staff has begun adding finished water as available. MidCo will be contacted for tank cleaning and repair of the upper tank in spring.

The new lake intake project is currently in the design phase. Once design is complete, quotes for the project will be requested then scheduling for install will follow.

### **Roads**

Plowing and sanding continue as needed. Mechanical issues arose for both sanders on the same day. Staff successfully repaired both in time for snowfall.

### **General**

The new compactor door was found to have been glued shut requiring significant time and material on behalf of staff to reopen. The smaller door was specifically installed to assist with prevention of dumping construction materials into the trash compactor which is intended for household trash only. Dog yard waste continues being dumped into the Dog Waste Stations which are intended for single disposal of dog waste for those out walking their dogs.

### **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. 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.