



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

Date: 18 March 2021

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

Water Treatment

All water tests have returned as “GOOD”. Lead & Copper results were received and delivered in a timely manner. Overall consumption has been higher than usual in the last month and went up during the power outage which was during a time Operations was unable to produce water. Fortunately reserves held during the outage. Operations is now working to replenish the tank as their goal is to maintain a week of reserves in the upper tank to support the community through an emergency.

Three water leaks were identified from lines or in meter pits due to freezing in the last month. Two were located and corrected immediately. The third leak caused a loss of 26,800 gallons and has been addressed.

A bad thermostat for the cooling system on the air compressor has required additional service. Operations is looking into a service contract with an independent Service Technician to assist with the ongoing maintenance issues. The backup air compressor supported operation of the water treatment plant until the main air compressor was serviced and repaired.

Roads

Due to excellent preparation in advance, Operations Administrator, Paul Flanagan and Operations Assistant, Dustin Enny successfully maintained the roads and equipment during the storm which occurred over the weekend of March 12 – March 14. BEMA experienced a significant snow storm with 36” of accumulation over a twenty four hour period which required ‘round the clock plowing. Plowing coverage was coordinated to ensure the roads remained open. With rapid warming after the storm, multiple runs were also required to clear slush. Drainage work and frozen culvert clearing were high priorities. Continued use of equipment has required ongoing maintenance with some parts being shipped from Maine. One of the plows required service during the storm, Operations Administrator, Paul Flanagan and Operations Assistant, Dustin Enny were able to successfully make the repair and had the plow back in operation within an hour.

General

Boulder County will be bringing in an industrial chipper to the slash area the end of March. Operations anticipates two - three days’ of work to process the slash. HVAC at the office has experienced electrical/mechanical issues since the power outage on Sunday, March 13. Resets have been performed and service is scheduled for next week.

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.