



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

**Date: 13 April 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**

State required Annual Water Tests have been completed. Volatile Organic Chemical Tests (21 Chemicals) came back Below Detectable Level (BDL). Fluoride Level (natural occurring) was at .35(mg/l) with a max level of 4 (mg/l), .7 (mg/l) is considered optimal. Inorganic Chemical Tests were also good, below Maximum Containment Levels (MCL). Our regular monthly water tests all returned as "GOOD".

With the beginning of spring run-off, wells are recovering quickly and not being switched multiple times a day. Clean-In-Place service or CIP of the Membrane Filtration Unit was performed last week with filters shown as being in good condition. A full change of the carbon filter or GAC will be completed next week in preparation for the coming season and prospective utilization of lake water by summers end. Also completed was re-piping of the chlorine pump system.

A leak in the system due to a frozen water line at a member's property has been identified. The member is pursuing options to address a shallow line with an insulating dome on top. Work is expected to be completed this season.

The in-ground steel water tank filling process has been stopped as the tank appears to be leaking. John's Well will be returning this week to correct the leak. Once corrected, the tank will be filled in preparation for cleaning and disinfecting of the tank by MidCo who will also repair a leak in the upper tank.

The new lake-water intake structure for Mirror Lake to the Water Treatment Plant is in process. Additional quotes have been requested and aeration has been identified. Operations continues to work with the Lake Health and Fish Habitat Committee along with CRWA and the Source Water Protection Planning for this project.

### **Roads**

The 2003 plow truck required service on the head lamps which failed mid-storm. The failure was estimated at \$800 for service plus part, however staff had the needed part bypassed as this vehicle is scheduled for replacement in the next fiscal year. The main road was graded and extensive ditch work was completed after which the road grader required tire service due to a leak. Over ninety hours has been invested by staff in the last month on plowing, grading and equipment maintenance in support of BEMA's roads.

### **General**

Boulder County Chipping Operations were delayed due to weather conditions. BEMA has rescheduled for April 21 chipping services. Operations has begun clean up and organization of the slash area for this coming season. With the brief stretch of good weather, staff began work on the pool by foaming and caulking around the deck tiles.

### **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.