



Operations Committee Report
Ron Leonard, Committee Chairman
ronl@bigelkmeadows.org

Written and submitted by: Paul Flanagan

Date: 12 May 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, Glenn Christensen and Ron Leonard.

Water Treatment

Disinfection Byproduct Samples are being drawn and transported to the Lab today for Testing of Haloacetic Acids and Trihalomethanes. Regular monthly water tests have all returned as "GOOD". Granulated Activated Carbon (GAC) was changed in the filter and is performing well. Raw or incoming water has high levels of tannins (color) which are filtered out; and Finished Water is showing as crystal clear. Tannins are natural occurring, plant based compounds commonly experienced during Spring Runoff.

Two quotes have been received for the new Lake Water Intake Pump and Aeration System. Johns Well provided a quote for a pump and VFD Control System at \$6,603 with Big Elk performing excavation activities. Aquatic Associates provided a quote for a new Aeration System at \$780.

The Steel Tank Project has proven to be a challenge with the tank shifting and pipes breaking due to underground water levels raising and lowering through seasonal run-off. At present the ground water level is showing at 8' deep around the tank. After review and discussion, the committee determined utilization of in-stock HDPE pipe remaining from the Waterline Project will decrease the possibility of future recurrence. I reached out to meet with Alan D. Hatfield, PE who produced a report with proposals for long term solutions (see attached doc).

Service by Mid-Co Tank has been postponed until resolution to the underground steel tank issues are resolved. Water Meter Readings are in process. One leak on a members service line was found.

Roads

The main road has been graded twice and is scheduled to be done again this week. Interior roadwork such as grading, filling of potholes and extensive ditch work to promote drainage of water will continue weather permitting. The Snow/Freeze/Melt cycles have produced a heavy mud season which has proven to be the most challenging road conditions of the year.

General

Boulder County Chipping Operations is rescheduled for June 21st. Work on the pool and BEMA Park is scheduled to begin in the next week. The John Deere Gator will receive a full tune up this week. Plow trucks will be cleaned and serviced over the next weeks. A C/V joint failed on the 1991 GMC and is going in for repair.

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.