



**Operations Committee Report**  
**Scott Johnstone, Committee Chairman**  
[scottj@bigelkmeadows.org](mailto:scottj@bigelkmeadows.org)

**Written and submitted by: Paul Flanagan**

**Date: 15 July 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.

### **Water Treatment**

Our Monthly Water Tests complete with good results. Quarterly Discharge Monitoring Report is complete with good results, submitted to Net DMR. The Primary Air Compressor is down with the part expected to arrive today.

Johns Well is scheduled to install the new Lake Intake Pump system in Mid-August, Aquatic Associates will install the new aeration system at the same time.

The Steel Tank Project has been turned down by two contractors so far. I am reaching out to additional companies for bids.

Source Water Protection Planning is proceeding with the first meeting being scheduled for early August. Our hope is this planning process will help prevent the problems we experienced last year with Fish Kills and Total Suspended Solids Test results being out of range. Lake Health is negatively impacted every time a Gate Valve is opened allowing the Water from the Bottom of the upper Lake to flow into the Top of the lower Lake causing spikes in Hydrogen Sulfide.

### **Roads**

The heavy rains have required extensive road and culvert work. Road have been Graded three times in the last Month.

### **General**

Boulder County Chipping Operations has been delayed again due to backordered parts for the chipper. We are now hoping for August. Dam Weed mitigation is scheduled for July 21<sup>st</sup>. Mowing operations continue with rapid growth due to the great moisture we have received. The Lawn Tractor was down for two weeks waiting on parts. It is up and running again. The Brush Hog Tractor also needed repairs after the Hand Control Throttle broke. The Red Dump received and new Air/Smog pump, thank you Glenn for your assistance with the replacement project. The Drive Clutch on the Gator was replaced again, the part was under warrantee.

We have a Quote for a new Plow Truck, the 2003 Plow needs replacement. The lead time on the Truck is at least 12 weeks; we must act soon to meet the Plowing needs of the Community.

We have reached out to Zac Dirt on repairs to the lower flume caused by the spring runoff.

### **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.