



Operations Committee Report

Charter: To ensure the community is well maintained and operations runs smoothly by overseeing day to day activities, expenses and priorities of both work orders and maintenance.

Co-chairs: Paul McDaniels - paulm@bigelkmeadows.org & Pat Sorenson - pats@bigelkmeadows.org

Written and Submitted By: Paul Flanagan and Pat Sorenson

Date: 19, August, 2022

Committee Members:

Ken Battaglini, Paul Cyphers, David Evertson, Curt Loomis, Paul McDaniels, Pat Sorenson, Dan Wray

Status of Action Items from 16, July 2022 Board Meeting:

SITUATION	OBSERVATION	ACTION
Hickory Drive	Erosion observed after rainfalls – paved drive with curb <u>and</u> gravel drive concentrate water at upper Hickory causing significant sediment transport across road and into tree area between upper and lower Hickory	Upper Hickory will need grading work to shift and possibly split drainage path. Op’s. completed ground survey and now needs to complete draft plan for specific extent of work. Op’s. now anticipates recommendation at September 2022 meeting.
CR 47 Update	<u>Paving will continue to about August 30 due to delays in material deliveries.</u> Guard rails near completion, shoulder finish to follow paving.	None. County staff is very pleased with progress and results through this summer. BEMA please stay tuned for ribbon cutting to be announced soon.
Process for creating work orders (Repeat from previous month)	Logging system including closure dates in place noting diligence needs to be improved by any party initiating work order.	Pending committee work order assignee further to provide weekly updates to Pat for review and transfer to Google Drive
Mirror southwest shoreline trees	Some upper trees near Christenson property removed	Water Quality to review remaining shoreline. Possibly remove in winter.
Pool heater update	Parts for existing heater are still missing so system still in need of minor tweaks to assure continued heating. Operations has installed safety gate above heater. The equal size replacement remains available but is on hold as current heater is getting BEM by for now.	Pat continuing to pursue larger “commercial” unit availability and price. The commercial unit should be considered with other major pool “remodel” repair matters under consideration now and to be reviewed in more detail by LTPC and through Board this fall.
Year Long Goals	Some but not all in place – primary focus is water supply.	Committee assignee(s) to work on in Aug.- Sept.

Big Elk Meadows Association

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Status of “Routine” Operational Matters for Month of July, 2022:

Water Operations:

The Wells are continuing to meet demand and the Water Treatment Plant is performing well. Lead & Copper and Disinfection Bi Products Tests are complete with results coming soon. We performed a full GAC Filter Media change which improves taste order and color of our finished water. Water meter readings are complete.

Roads

Main road has been graded and will be receiving more road base as it becomes available. Interior road work is ongoing.

Equipment

Equipment for Ritchie Bros. successful – see finance committee for proceedings

Utilization of major equipment:

Back Hoe	3.9 Hours
Skid Steer	11.6 Hours
Road Grader	15.4 Hours

Maintenance of all equipment:

Committee goal remains to work toward improving the system of scheduling, frequency and logging, data-base for continuous monitoring, budgeting and best long term optimization.

Work Orders

Committee is falling behind on work orders but fully expect to be caught up in August.

Others

Meeting with Water Commissioner:	Very productive and highly successful
Supply line from Mirror to Plant:	Contractor hired - work scheduled for August 22.
Upper and Lower Steel Tank Repair:	Work complete, video forthcoming.
Concrete Liner Tank Repair:	Pat reviewing bids anticipating work in Sept.-Oct.
Lower Flume Repair:	Will need to contract out. Work order pending.
Upper Flume Entry Repairs:	Will need to contract out. Work order pending.
Hydrant raising:	Under contract with L4, pending material delivery.
Mower Operations	Proceeding with equipment performing well.
Tennis Courts:	WIP – see LTPC report.



<u>2022 Operations Monthly Work Hour Activities</u>	<u>June Hours</u>	<u>July Hours</u>
1) Water Supply (Treatment Plant, Well, Supply, Lakes)	130	119
2) Roads (Grading and Repairs)	18	36
3) Pool (Startup, Daily Monitoring, Training, Operations, Repairs)	54	31
4) Equipment Repair (All Physical Plant and Vehicles)	58	46
5) Meetings with Ops., Timesheets, Reviews, Misc.	36	42
6) Trash, Slash and Dumpster	24	19
7) Leave	18	24
8) Special Projects (June – Spring Cleanup, July - Tennis Courts)	12	45
9) Member Misc. Communications	<u>12</u>	<u>8</u>
Total Logged (Dustin and Paul)	362	369

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