



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 routine work.

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

Written and Submitted By: Paul Flanagan and Pat Sorenson

Date: 9, September, 2022

Committee Members:

Ken Battaglini, Paul Cyphers, David Evertson, Curt Loomis, Dan Wray

Status of Action Items from 20, August 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; thence continuing toward home to north	Op’s. completed ground survey and completed draft plan for specific extent of work <u>per attached</u> . A culvert system appears to be the best solution for short and long term. Work appears to be “in-house” entirely subject to material stockpile. Upon verification of field conditions with operators and material availability, a work order will be in order as the next step.
Pool heater update (Note to Secretary - Pat is putting this in red as a matter which Ken B through common areas is anticipated to address at September board meeting.)	Existing heater expected to go through September 18 close.	Op’s has locked in 3 serious competitors for quotes. Site photos and system information has been shared with all. Vendors will be reviewing site conditions during September to confirm the right fit for the equipment - dual units or one large unit, all of which will need to be enclosed and thereby not exposed to atmosphere or unsafe access. Op’s is working with Common Areas and ARC in cooperation on this matter such considering long term uses, solar supplement, sightliness of facilities and durable, aesthetically and maintenance friendly systems also to address capital and operations/maintenance costs.
Concrete Tank Liner	Pending – Quotes are outdated, and one is missing pricing.	Op’s has commenced contacting additional multiple contractors for work. Rebids are anticipated for Oct. – Nov. but work may need to float into 2023.



Status of Action Items (cont.):

SITUATION	OBSERVATION	ACTION
WTP Intake Line from Mirror Lake	Break(s) in older portion of line unsafe to repair by in-house due to unstable trenches.	Work Order issued with St. Vrain Erosion Control with alternate 1) for continuous line from lake pump to WTP – determined not feasible due to deep connection at WTP and 2) repair with durable coupling system at excavation – successful in time of need – remainder of existing line to WTP condition not feasible to determine – consider for future CIP
Boats	Inventory on tags and licenses	Membership bulletin posted
Mirror southwest shoreline trees	Some upper trees near Christenson property removed	Lake health/fish to review remaining shoreline. Possibly remove in winter.
Process for creating work orders (Repeat from previous month)	Logging system including closure dates in place noting diligence needs to be transferred in current word or excel format.	Requests are into previous Ops. for electronic version that need updates for past couple months or so.
CR 47 Update	Paul C of Op’s. committee announced at Labor Day event paving is complete and next step is shouldering, then signage, striping, and seeding for completion mid-September with ribbon cutting anticipated for early October.	Op’s. has passed along concern of traffic issues including interim while work remains in progress. Larimer County staff has committed to updating their 1993 maintenance agreement with BEM starting in October. Op’s. will keep board and affected committees closely posted.

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

Water Operations:

The wells continue to meet demand and the WTP is performing well. Lead & Copper and Disinfection Bi Products Tests results along with monthly tests show good results. Assessment and replacement of Water Meters and Radio Reads continue but daily needs take priority. Only leak remains in a water service and that owner has been notified. The Lake Intake project is complete. Upper flume stilling basin “dredging” complete by outside forces while onsite for water intake. Continue stream and lake measurement and management.

Roads:

Main road graded five times in August. Significant repairs to interior roads after the heavy rains. Drives and culvert condition assessment & flushing is next on priority list for review.

Equipment:

- Red Dump: 3.1 miles for Firewise.
- Backhoe: 1.7 hours.
- Skid Steer: 5.4 hours
- Road Grader: 19 hours
- Water Truck: 4 hours

Big Elk Meadows Association

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Status of “Routine” Operational Matters (cont.)

General:

Assisted Fire Department with repair of Restroom and prepared park for Picnic.
Pool management will continue to September 18.

Work Orders:

Committee continues to pursue base in electronic format and hopes to update all in September.

Others

Upper and Lower Steel Tank Repair: Work complete, video forthcoming.
Lower Flume Repair: Contractor available in October. Work order pending.
Hydrant raising: Under contract with L4, pending material delivery.
Tennis Courts: WIP – see LTPC or Common Area report.

Note on existing tennis court surface – Sherwin Williams was contacted, and they advised testing kits are available at Home Depot or others. A kit was obtained by an operations volunteer & one small part of the removed tennis court surface was tested. The result indicated there is no lead based paint on the white stripe or common green covering.

<u>2022 Operations Monthly Work Hour Activities</u>	<u>July Hrs.</u>	<u>August Hrs.</u>
1) Water Supply (Treatment Plant, Well, Supply, Lakes)	130	159
2) Roads (Grading and Repairs)	18	53
3) Pool (Startup, Daily Monitoring, Training, Operations, Repairs)	54	31
4) Equipment Repair (All Physical Plant and Vehicles)	58	53
5) Meetings with Ops., Timesheets, Reviews, Misc.	36	46
6) Trash, Slash and Dumpster	24	10
7) Leave	18	18
8) Special Projects (August – boat license and anchor situations)	12	1
9) Member Misc. Communications	<u>12</u>	<u>6</u>
Total Logged (Dustin and Paul)	362	376

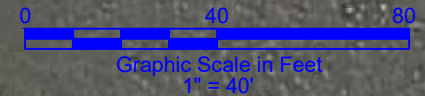
Notes on above work hour activities table:

1. The number of workdays in August was 23, whereas in July this was 20.
2. The significant increase in Water Supply time is due to seasonal matters & repair work
3. The significant decrease in Trash, Slash and Dumpster is due likelihood of lower member use and recently slash building up slightly more for fire-wise and some member disposals, such slash pending future consolidation and ultimately chipping.

BEM - Hickory Upper and Lower

Drainage Concern through Bob Christenson Cabin Property to North

MIRROR LAKE



- Notes**
- Existing partial curb opening - Operations to meet with Owner to review minor field adjustment.
 - Existing water facilities to be reviewed and potholed by Operations prior to any decisions on culvert sizes and alignments.

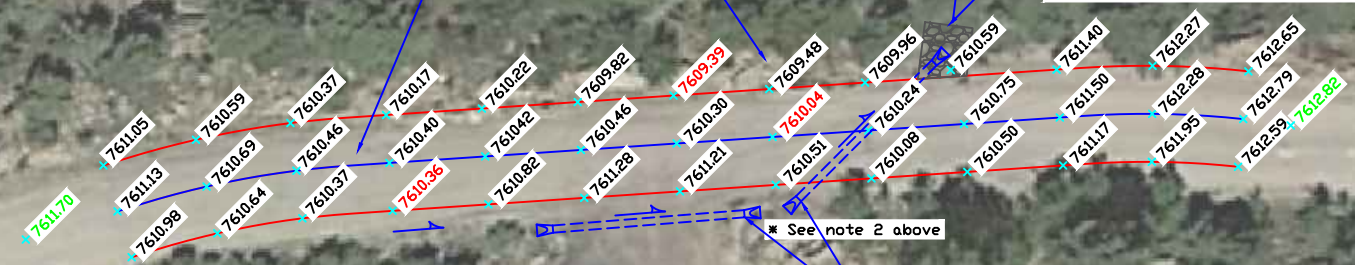
LOWER HICKORY

UPPER HICKORY

Area of significant ponding and sediment washouts as observed after minor and major rainfall events as recently as August, 2022

Recommended granite rip-rap from existing left-over stockpiles in meadow along North side of Meadow Lake to allow for dissipating energy and spreading flow to suitable location between homes on Lower Hickory (Field determine extent of source by Operations & Common Area followed by advice to Board then advice for final placement to possible affected property owners)

Recommended New 18" Culverts (Reduce to 12" for field fit or budget if necessary)



- Typical High Spot Elevation 7611.70
- Typical Low Spot Elevation 7610.36
- All Other Spot Elevations 7611.13

Spot Elevations are based on assumed site benchmark datum and are situated at 20' intervals along approximate centerline and north and south shoulders of Upper Hickory Drive

* See note 1 above