

Edelweiss Maintenance Commission  
General Manager's Report  
August 2016

Recurring Items

Water samples taken August 1st from the Campground and Cassal systems were free from total coliform contamination.

Financial Data

Continued to collect and log owner's checks for 2016 dues and fees.

Owner accounts – Put three owners on notice (by mail) that their properties would be liened on September 30, 2016 if the outstanding balances were not paid by that date. This will cost each owner an additional \$241.00 in fees and charges over and above the amount owed. Plus late fees of \$20 per month plus interest will continue to accrue.

Other issues

Prepared for and attended Board meeting on 8/1.

Serviced pool on weekends and when Craig on vacation. Still trying to get chlorine levels stabilized.

Graded roads with DR grader after rain.

Assisted Craig in removing and replacing cracked PRV on Quaking Aspen Road. Borrowed trash pump from Don Fitzpatrick to empty PRV vault. Have since ordered and received a trash pump of our own for future needs.

On 8/4 chased cows back through the West Fawn Creek gate in the National Forest. Repaired a possible escape route in the adjoining fence

Notified the community that the pool must be vacated by dark. Received one ugly email in response.

Approved Philadelphia Insurance for the coming year.

Checked out East Fawn Creek Road with Jerry Palm, who though he might be able to help with its improvement. After checking it out, we both agreed it's more than just an improvement!

Hours in August - 100  
Dick Volckmann

Operations Manager Report  
August 2016

A spate of rain and Bela out of the shop allowed me to scrape the roads. Two days later the washboard was back. Then the box scraper broke. I took it to the welding shop for repairs and am now waiting for delivery of the plow bolts to affix the blade.

PRV #7 at the top of Rock Rose suffered a cracked ball valve one morning which needed a quick fix to get the water flowing. Two weeks later Dick and I made permanent repairs with the installation of a new valve.

The largest of the hydraulic leaks on Bela was found and fixed.

As the entrance was widened, the excess dirt was deposited along Homestead as part of a ongoing widening project started last year.

One of our booster pumps suffered a hiccup and kept tripping a relay. The problem self-corrected after a couple of days and everything is fine, for now.

This spring there was a malfunction at the main reservoir. It was not filling all the way. I initially thought it was a bad float. I spent forty minutes on the phone with a technician at ITC brainstorming the problem. One of their people came up and after a couple of hours we think we found the problem. Both floats are good however the transmitter is not. The latching circuit failed and the bottom float has taken over the duties of the top float. I have adjusted the bottom float position to achieve 23' 7" feet of water. This setup should work fine with the pumps running one hour and twelve minutes each fill.

The pool became cloudy yet all the chemical tests are good. I rinsed off the filter media and the pool cleared. I am unsure of the cause of cloudy water.

I rotated the fire hydrant at the pool to better line up the 5 1/4 port with a fire truck.

Hours: 108