

Below is a monthly maintenance report for the second half of October and the first half of November. In order to keep the board informed this report will be submitted prior to each monthly Board of Directors meeting. The list is intended to show the major maintenance jobs performed, not necessarily in chronological order; many other minor tasks were also completed during the time period. All jobs were performed by either Jeff Johnson or Kurt Slentz (or both). We are trying to get most of the minor maintenance jobs cleared up before the onset of winter, for obvious reasons.

Service items from latter October and early November to date (10/15/2024 – 11/18/2024: details available on request):

1. Winterize the pump house including sealing the vent, disabling the fan, turning on the heat, etc.
2. Leak check Ember Road, including all service lines. No leaks detected.
3. Leak check Stoneridge from [REDACTED], including all service lines. No leaks detected.
4. Leak check from Briggs to vault in Flannagan's field, including service lines. No leaks detected.
5. Leak check Coyote Flats from Neck Yoke to Ranchview Ct and to New firehall, including service lines. No leaks detected.
6. Leak check from Neck Yoke pressure reducing valve (PRV) down Limestone Lane PRV, including service lines. **Very, very slow leak probable.**
7. Leak check from Limestone Lane PRV to Slentz, including service lines. **Slow leak detected on main.**
8. Leak check Evans Ct, including service lines. No leak detected.
9. Leak check Neck Yoke Rd from main valve across from Guderjahn to Neck Yoke PRV. **Moderate leak detected on main.**
10. Leak check Kieffer Ranch Rd and Windmill Rd from Neck Yoke to Kunde and Schmaltz, including service lines. No leaks detected.
11. Replaced 2 radio posts ([REDACTED]) and many meter pit foams and ropes. Put a radio box on Neyens and Moore (both radio mounts were broken).
12. Attempt to raise [REDACTED] curbstop box (in yard by their driveway). Decide to wait until spring because a large hole will need to be dug to access the box.
13. Install new meter on [REDACTED]. Old meter was leaking.
14. Install new meter in [REDACTED] meter pit. Suspected meter was reading low.
15. Install extensions on [REDACTED] meter pits.
16. Seeded the repairs in [REDACTED] field, [REDACTED] meter pit, and on Neck Yoke. [REDACTED] seemed satisfied with the repair at his place.
17. Meet with Jim Urban (WinWater) on project to install metering capabilities in the pit in Flanagan's field. This would allow metering of all three lines out of the pit (North Pine Grove, South Pine Grove, and Ember) which would facilitate finding leaks in that section of the system. A bid from Jim is attached for the meters, which are radio enabled, and necessary associated equipment (flanges, bolts, etc.). Plumbing charges are not included in the bid.
18. Complete the lead service line inventory and submit it to the state. Send customized notification from the state and a letter of explanation to [REDACTED] ([REDACTED] did not complete the survey in time). Send a copy of the notification sent to [REDACTED] and certificate of distribution to the state.
19. The meter(s) in Jim Urban's bid can also be used for metering the Sudbury well (with the necessary plumbing changes). There are both 2" and 3' meters in the quote as an example of the cost of the meter and flanging. We may have enough radios on hand to supply a radio.

20. Attempt to test from the pump house to Coyote Flats. Cannot completely close valve in the road at the pump house, the valve is faulty. The test was not completed.

Recommended system maintenance jobs (similar to last month):

1. Replace the section of pipe in the pumphouse from the union downstream from the chlorination valve to the valve immediately above the flange on the discharge line. This should be considered a priority before the nipple above the flange decides to schedule the replacement itself by developing a pinhole, which would have a high probability of taking out the expensive electronics in the pumphouse.
2. Find and repair current distribution system leak(s), if the latest repairs did not sufficiently reduce the line loss. It appears that our current line loss (from the last two weeks readings) is probably the result of multiple slow leaks at various places in the system.
3. Remove the curbstop and cap the tap at the junction of Morgan Ct. and Clydesdale Rd. (used for Hart ranch stock tank before [REDACTED] purchased the land).
4. Remove unused curbstop at [REDACTED] residence (Clydesdale Rd.).
5. Install meter, throttling valve, and disinfection port on the Sudbury well, at a minimum.
6. Evaluate the cost of placing meters on each outgoing line in the vault in Flanagan's field. The benefit of completing this project would be timely notification of leaks on any of the three lines. A quote for the materials is attached to this email.
7. Install an automatic door closer on the pump house door. This would alleviate any further issues with the door being left open.
8. Consider charging [REDACTED] an administrative fee for the added paper work created by not submitting her survey in a timely manner.

It should be noted that [REDACTED] said that he had emailed the system to alert us that he would be out of town. I have no record of his email but it is possible that I missed it. It really helps the line maintenance crew to be aware of who is home and who isn't. Please forward any pertinent emails to us.

Best Regards,

Jeff and Kurt

Submitted by:

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