

Facilities Manager Report

BOD Meeting Oct. 29, 2017

Pool: Based on the weather, the pool will be closed on Oct 3rd. Because of the efficiency of our pool heat pump, we were able to open the pool a month earlier and close it a month later than normal. I hope everyone has enjoyed this wonderful asset.

Plumbing Repairs: I want to thank you for your patience and understanding as we repaired the plumbing issues in the park. I know this was a major inconvenience, but it was truly necessary to replace old infrastructure. The plumbing bills were very reasonable and we saved at least \$1500 because of the work your employees accomplished and being able to utilize our Kubota tractor for the heavy digging. While the water was off, along with repairing the major issues behind Radcliffe and by the lower Restrooms, I used this opportunity to also replace several old hose bibs within the park and also made a repair in the Office/Lounge plumbing. The leaks were caused by extremely old shut off valves, old rusted galvanized pipes and previous repairs that were done incorrectly. The majority of the plumbing throughout the park is pvc pipe, which is old but easy to repair, and much different from the repairs that were just made. Hopefully, there is little galvanized pipe left in the park and an event such as this will not occur again. This was an extreme event, but we were able to make some significant repairs and improvements. Hopefully, any future repairs will be isolated and will not impact the whole park as this event did.

Scheduled Projects: There are several maintenance projects scheduled over the next several weeks. We will be pouring 2" quarry gravel around our well house building on our South acreage, so it is accessible during the wet winter months. A large dangerous tree and two smaller ones will be removed from the Nature Trail and 2 other downed trees will be cut to provide easy access. The septic drain fields by the laundry room and lower restrooms will be jetted and cleaned. A lateral line on our Meadow Drain field will be by-passed because it is not working effectively.

Shed Donation: Jacki Lanum has donated a huge Rubbermaid shed to DBR. We will be building this next to the garden shed. It will primarily house gas operated equipment such as push mowers, pressure washer, wood chipper, ect. This should clean out the clutter in the garden shed and make all tools much more accessible.

Projects & Improvements: I will be adding a security surveillance systems for our front gate. I will be replacing the BowFlex machine in the exercise room with something that is much more user friendly and functional. I have researched and will begin the wind screen project for the Ramada. Please let me know if you want to be involved in any of these projects. I welcome your input.

Drainage: While planning our 2017 budget, we set aside some money to improve the drainage issues along the streets. I have enough information to break ground and start working on this project this year. We are not allowed to add any additional water to our drainage ditches, so French Drains are not an option. We are required to retain the water on site so it can return to our Aquifer. A ditch will be dug between the road and the lots. The ditch will be filled with large drainage gravel, covered by landscape cloth and then covered by clean crushed rock. This will be very effective at removing the standing water and hopefully will also provide space for surrounding ground water to drain to.

The first phase of this project will focus on areas that have the greatest need. The work completed this year will help us assess the effectiveness of this approach, material costs and help us plan for future projects. All work this year will be completed by DBR employees. I anticipate this project beginning in late October or early November.

We are in need of a hydraulic dump trailer to dispose of dirt from the cleaning of our ditches and from our drainage project. I have a place to dispose of the material but every dollar spent to rent a trailer to haul dirt means less money dedicated to improve our drainage needs. Please let me know if you have a contact that might be willing to rent their dump trailer for a couple of months over the winter.

Green Waste: There has been a lot of concern expressed about the health of the trees behind the upper sheds. This is where the majority of us have disposed of our green waste and fill material for many years. We feel that for the health of the trees, we should discontinue dumping waste in this area. Teena and Thea have built a "green waste" container by the upper sheds. We have a way to take the material to a compost facility at a very reasonable price and I think for the time being, I can afford to incorporate this small cost into my maintenance budget. Jacki Lanum will tell you more during her Green Team presentation. **Please, please, please...** Do not dump anything in the woods along East street. This habit continues, but please **STOP!** We do not want our natural areas to be dumping grounds. If you ever need assistance disposing of items in the correct manner, be it green waste, lumber/building materials or large items, please contact any employee and we will assist you.

Thank you,

Barb Gilger - Facilities Manager