

Below is a monthly maintenance report for the second half of November and the first half of December. 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). As the seasons have changed our "in the field" activities have been scaled back to accommodate the weather.

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

1. Performed routine maintenance on several meter pits including changing foams, ropes, and verifying that the meters were lowered completely in the pit.
2. Turned on [REDACTED] (Sudbury Ranch), both meter pit and curbstops.
3. Purchased door-closer for pumphouse. Are checking installation costs from the supplier as the installation is not straightforward. If the cost is high Jeff and Kurt will attempt to install.
4. Purchased hypochlorite solution (12.5%) for future chlorination when needed. Put in pumphouse.
5. Check pressure at [REDACTED] meter pit as he contacted Jeff on the cistern not shutting off. The pressure is 64 pounds (with existing pressure reducer), which is an acceptable operating pressure.
6. Discuss high usage with [REDACTED], check his cistern (leak indicated?). They are operating manually until the problem is determined.
7. Checked [REDACTED] meter and [REDACTED] meter pit.
8. Replace [REDACTED] meter (reading low).
9. Set the pump lower operating limit (turns the pump on) to 17'. This will make the pump run time slightly longer but minimize the start/stop cycles.
10. Repaired the door on the old firehall.

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. 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. It should be decided if it is cost effective to find and fix these leaks (we know which lines are leaking (some of them at least), just not where the lines are leaking).
3. Remove the curbstops 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 curbstops at [REDACTED] residence (Clydesdale Rd.).
5. Install meter, throttling valve, and disinfection port on the Sudbury well, at a minimum.
6. Evaluate the cost effectiveness of placing meters on each outgoing line in the vault in [REDACTED] field. The benefit of completing this project would be timely notification of leaks on any of the three lines.
7. Install an automatic door closer on the pump house door (will be completed soon).

Best Regards,

Jeff and Kurt

Submitted by: Kurt R Slentz

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