

**2011 04 10**

## **2011 Spring Water System Update**

Update: I spoke with the General Manager for the Developer just yesterday regarding the prospect of turning on the system. We are in consultation with them this year - in spite of the fact we are now in charge of our own system - because the Developer has been overseeing the installation of the government-mandated upgrades to our water filtration and monitoring system.

As anticipated, we have completed the plumbing components this week and are expecting the electrical new computerized monitor system to start installation on the 18<sup>th</sup> and to be completed by week's end. We are seeking a response from TELUS as to when we can expect to have our phone lines connected to enable the dial-out system to be operational which is the last phase of the new equipment. I wish I could give you an answer today as I write but they have not been in a position to fix a firm date. We are pressing them indicating it has ramifications for a large number of people vs just a single house install.

With the significant levels of snow currently on the ground (including at least a foot of fresh snow this past weekend) it will make it difficult to open the lines and then access the hydrants on individual lots to bleed the lines once we open the main line from the well. We are concerned of a repeat of two years ago when we opened the lines in early to mid-April and then had a large number of lots have their lot lines freeze, resulting in prolonged delays in obtaining service to their lots.

Once the above-noted is complete, we will have to coordinate between the Developer and the Water Management firm we have contracted to run our system as to the selected date to begin operations.

Based on discussions with the Developer's General Manager; coupled with our most recent assessment; and a determination to protect the integrity of the system, we are forecasting an anticipated test run of the wells for Phase I & II with the new treatment equipment **closer to the end of this month.**

Further complications have developed in the Resort over the winter with severe freezing and frost levels in the ground reaching unprecedented levels. The well to the wash house has been frozen for a couple of weeks and a number of other wells in the Sundre area have been frozen through the winter. As of 3 days ago, in our ongoing consultations with ROYAL Plumbing - who installed and maintains our water systems - we were encouraged to not attempt a mechanical thawing of the line and to allow nature to run its course for a little while longer. (Initial attempts were both costly and unsuccessful.) We are contemplating a second attempt, at this time, to thaw this line but there are no guarantees it will work or stay thawed if/when we get through. Discussions with Royal Plumbing effective April 7<sup>th</sup> resulted in them again expressing reservations about how effective they would be. They were clear that they could not / would not provide a guarantee as to how long it could take (several hours to three days – based on past experiences @ \$75.00 / hour).

A check of the frost line near the four-way stop in the park shows the frost levels are at least 8 feet deep currently and may be deeper in the area where the line from the well to

the wash house is located due to the fact it runs under the road where traffic will have likely driven the frost even deeper.

I have been trying to stay on top of it and have continued to talk with Kelly, Bruce Johnson and Al - from Royal Plumbing over the past 3 weeks (most recently as of yesterday with Bruce). We are all conflicted as to what to do with a number of dynamics involved which make this a bit more complicated than just bringing in a firm to get the line thawed out. I need to point out that alternative firms have been recommended to Royal Plumbing for our consideration but we have hesitated as per the following: One of the key issues for the BODs is the liability issue with respect to using a company with equipment which is not employed exclusively to potable water systems but has been utilized in any number of unknown situations including sewer and oil field applications.

The problem with this is that we simply cannot call someone in with a steam truck or hot water truck to try to thaw the lines as their equipment can be contaminated by multi-use equipment (sometimes used on sewer lines and oil field systems) which would open us up to costly recovery approaches if anyone were to become sick due to compromising our system's integrity and ultimately jeopardize our water licenses which are pending. Once we introduce their equipment into our water system we run a risk of contamination to this well which is NOT on any kind of filter system.

I currently do not have the information available to me which defines what processes we need to apply to comply with safe water system management. In the interim I am hesitant, both personally and as BOD member, to undertake a procedure which does not provide assurances of non-contravention of the health regulations. Sorry if this seems like a scare response, but I really don't want to jeopardize my personal health and "wealth" by ending up on the bitter end of a law suit.

I asked the rest of the BODs to peruse this response and give me some feedback. I do this as I don't feel it appropriate for me alone to be making such important decisions. Unfortunately this feedback from each member takes some time. I hope this will help everyone to understand what we are looking at!

The BODs has always reserved the right to delay the projected turn-on of mid-April due to adverse weather and frost conditions and it looks like this year is one of those years we need to exercise due diligence. We will continue to assess this, in consultation with the Developer, on a day-to-day basis and make every effort to provide service when safe to do so.

My apologies for being so long-winded but wanted everyone to have as complete an understanding of the situation as possible.

Hope this has helped to answer your questions.

On behalf of your BODs,

Gerry Provencal, President