

Overlook Water Co-Op Annual Report for 2023 (Final15Jan2024dfb, after the 3PM water board meeting at the Library)

To all Overlook Water Co-op Members-

First of all Happy New Year 2024. The Board for our water co-op wishes you and yours all the best in this coming year.

Second, we would like to recap what we addressed and accomplished in 2023, followed by our plan for 2024 and a bit beyond.

- A. Marc Adrian bowed out as board President and a member as of 31Dec2023. We put a ballot out for a replacement 5th member, as well as any expiring members' terms, and plan to announce in this meeting those ballot voting results.
- B. Present and recent past board members, other than Marc as mentioned above, are-
 - a. Gary Zedalis, Vice President, term expires 31Dec2024
 - b. Steve Work, Treasurer, term expires 31Dec2023
 - c. Dwight Bozarth, Secretary, term expires 31Dec2024
 - d. Richard Hogle, Member at Large, term expires 31Dec2023
 - e. The board will soon vote internally for any rearrangement of roles as officers
- C. With a 2024 contract, our operator will continue to be JnJ Utilities. Note- that contract now closely follows the format endorsed by the state and numerous other water utilities.
- D. Our 2 water storage tanks were inspected in Nov2022. Those inspection results indicated our East tank had areas of missing coating and some corrosion that needed to be addressed in the next 12 months before leaks occurred and resulted in major repair costs, with similar issues but less so for our West tank. Late this November both tanks were recoated; this was our biggest expenditure this year.
- E. Well 2 got a solid state phase converter put on its pump system, like Well 1 got a while back. This was done because the pumps need the 3 phase power legs to be very close together in values of voltages and amperages to get the expected and needed durability and reliability (which we had not been getting, therefore we had been having to replace pumps more often than every 1-2 yrs, 7+ yrs is a more common life).
- F. In the Distribution house next to the storage tanks, we have-
 - a. Put a membrane roof on, covering the areas of holes and rot that leaked water into the room below where there is electrical and electronic equipment.
 - b. Replaced the south 1.5 hp pump with a 2 hp pump so as to be able to supply water when the north pump goes out.
- G. For 2024 and beyond, we are looking at and prioritizing-
 - a. Get the original (circa 1990) black steel water manifold in the distribution house replaced with Schedule 80 PVC, as the iron is over 30 yrs old and getting internal corrosion.
 - b. The majority of the piping in the distribution house is original galvanized steel so we plan to replace it with Schedule 80 PVC.
 - c. Figure out a plan for the 2 sets of galvanized pipes from the tanks to the distribution house because they are getting internal corrosion and if we let them go as-is they will be very expensive to dig up and replace.
 - d. Restore backup wiring between the wells and distribution house; we are down to one working set of wires at this time.
 - e. Put backflow prevention valves on the output side of the distribution pumps to get rid of water hammer hitting the pump impellers and causing premature pump replacement

- f. Install VFD (Variable Frequency Drive) pumps to a) get rid of 'too-frequent cycling' of pump motors (which greatly reduces their life, as we have been experiencing) and b) supply constant water pressure to our homes
- g. Replace and/or add pressure reduction valves in the distribution lines going to lower-altitude homes to reduce the chances of distribution and home water line breaks, because at least some of these valves no longer appear to be functioning.

In closing, most of our water system, starting with the supply lines from the wells to our tanks, then the distribution lines, and most of the plumbing in the distribution house are original (about 30+ yrs old). To stay ahead of major cost or supply issues with our system, additional funding may need to be obtained by a special one time fee, or raising the monthly water rates (we plan to research surrounding water utility fees as part of due diligence). The decisions for what work to perform when and how to pay for it will be the duty of the water board. Respectfully, Dwight Bozarth (Secretary)