

## Operations Report 7/5/2017

Brown industrial has begun to finish Hemlock before proceeding to Cherry.

Pot holes repairs have begun and will continue until completed. Complete labor was called in due to no one volunteering and lack of employment applications

Again I will emphasize that we need more money put into the Capital Improvement fund for next year. The fund will be depleted by the end of this year, so if we have as many emergencies as we did this year then the money will have to come out of the operating budget and may jeopardize our DSCR for next year. I understand some members were interested in trying to get loans or grants and this is a great idea, but it will not help us for next year, this process takes time and it would have to be allocated for specific projects not emergencies. Please consider this when creating our budget for next year.

I want to thank everyone who supported me in the many years I've been on the Board of Directors as Vice President, President and Operation Manager. As of the end of this regular meeting and before open forum, I am resigning as Operations Manager. After many years it's time I took a break. I will continue to help anyone when I can. I will make a motion to appoint Roger Ellis (aka Tattoo) as supervisor in charge of Operations until the September Annual meeting, after this report is approved. He has been a tremendous help in maintaining the park systems and equipment and is the only one that has all the knowledge necessary to continue running the maintenance department. As for the Conflict of Interest, another board member should be in charge of employee disciplinary actions. I recommend the Vice President, if willing.

I have included in this report my recommendations for the maintenance budget that have been given to the finance committee.

I will read this for the members and would like the full report included in the minutes:

### **Recommended maintenance budget for 2017-2018**

<b>Budget line item</b>	<b>2016-2017 budget</b>	<b>2017-2018 budget</b>	<b>notes</b>
general maintenance	53022	40000	using less than expected
pool maintenance	3100	0	combining with general maint.
potholes and paving	6000	5000	
vehicle and equip. fuel	3200	3200	
veh. And equip. maint. And reg.	10000	10000	
tree expenses	24000	18000	bulk of bad pines will be gone
water system maint.	8000	9000	
trash removal	9300	7000	
sewer station pump and maint.	10000	35000	Cornwall station infiltration problem
road and land materials	6000	6000	

water	4000	4000	
sewer	110000	110000	
payroll	65000	70000	2 employees w/benefits and raises
benefits	7830	6000	
capital improvements	83340	120000	increase, too many infrastructure issues
<b>recommend adding:</b>			
maintenance emergency repairs	0	30000	emergencies with failing infrastructure
<b>totals:</b>	402792	473200	

**with no other changes to the budget, this would increase the rent by \$15  
the next infrastructure project should be Peach Street and Cornwall ext.  
water & Sewer due to the water infiltration into Cornwall station, which cost us over 30,000 dollars this year.**

I hope the coop continues to thrive!

End of report.