

WATER TRUSTEE REPORT

October 2022

We have numerous volunteers on the Water Team which provides the Island with excellent drinking water.

Phillipa and Katie are our Senior Certified Water Operators. Gary C. is scheduled to write the Water Operators exam in October. Cara H. continues to help out with water testing and other water duties.

Garth manages our generator maintenance, Ander leads us in managing the annual chlorination system service and air valve service, Velvet wears many hats and as well as being a Certified Operator assists in all spread sheet analysis and reports. Cara, Katie and Gary have added expertise in helping to streamline our reporting procedures from paper based to electronic technology which will help organize tasks and provide improved information storage. Barb M., myself and Gary C. share the duties at PH#1 for the reading and logging of water consumption. Rick S. our newest member is keen to start helping where needed.

Thank you to Gary P. and Gerry K for installing the hardi plank siding on the lean to at PH#2. We hope to finish the inside of the lean to over the fall.

Barry Tate is working on the lights and electrical outlet to be installed in the Lean to. After this we can insulate and drywall. If anyone is keen to help out in these areas, please give me a call.

A good suggestion by Rick S. was to put our Water Team Operations Playbook on our website. He believed everyone on the island would benefit from reading how our system works.

The PIID Secretary will place this document on our website.

Warranty Inspection by Greatario

The Service Tech completed our first warranty inspection at no cost as agreed to in the original contract. Both Magnesium Anodes were tested as well as inspecting the tank interior and exterior. The tank is currently adequately protected against corrosion and meets NACE criteria for cathodic protection of a storage tank.
(Inspection report on sync)

We have had an ongoing discussion since February 2022 regarding the winter water use. Greatario advise that at least 30% of a water tank should be used daily. Our winter water use is well below this level. Installing a new set of floats for winter

use would allow us to reduce the water level however would additionally reduce water pressure.

A more effective solution may be to install the GridBee Submersible Active Mixing System. "The technology uses Submersible, grid powered, circulation equipment for potable water tanks and reservoirs. Designed for continuous operation and can be installed through roof hatch without requiring tank entry. Materials of Construction 316 stainless steel shell and hardware construction. Model GS-9 has been constructed using safe materials for contact with potable water. "

There was Mineral build up at the top of the tank when the inspection was completed. Although we have two duck valves that run continuously in the tank, that moves the water, however does not mix it. This GridBee Submersible Active Mixing System will improve the water quality and reduce stratification. Chlorine will settle to the bottom without proper turnover and this mixer may help with keeping everything mixed up. It can be turned off in summer when the island uses 20-30,000 gallons per day.

Greatario routinely installs these mixers in many of their tanks. Installation takes a approximately 2 hours and estimated cost with equipment is \$23,000.00.

Water Survey

Over the past two years several residents have mentioned that at times they can smell and taste chlorine in the water. We recently completed a water survey to determine how many properties were experiencing strong chlorine in their water. Twenty-five residents responded. Nine respondents stated that the taste and smell varied throughout the year and they either filter their water or are considering the installation of a water filter.

I contacted Richard Greve at VIHA and he agreed our water testing program is excellent and we have great water quality. He stated the Free Chlorine should be at .2 ppm and no lower. The Water Operators ensure that the chlorine analyser pump is correctly set to stay within these readings. Richard G. stated a little higher is ok but if islanders are concerned about the taste or smell they should be assured the water quality is excellent and to consider installing a charcoal filter in their system.

Gary C. has offered to test the drinking water at any resident that smells and or taste high chlorine.

I have purchased a charcoal water filter for our home from Van Isle water for approximately \$150.00. If you are interested in seeing it or learning more about the filter, please contact me directly.

VIHA Water Inspection

On September 29th Richard Greve and Tim Hibbs completed their annual Water Inspection. Katie S. Gary C. and Cara H. had the opportunity to meet with them and discussion so issues. All the findings were positive.

Richard will research if there are any current grants we can apply for if we decide to purchase the mixer as suggested by Greatario and he forward the paperwork for the construction waiver process.

He will also contact the CRD to determine where the chloramines residuals are monitored for our area. He suggested the chloramines liquid added by the CRD and our additional chlorine at PH#2 are two different products and the interaction may contribute to changes in taste and smell to our water. Our water quality remains high.

Water Meter Reading

In October the water team will complete the annual meter reading for all Island properties. Again, this year it will be led by Phillipa and assisted by all water team members available. We ask that you clean the area around your water meter to help make it easily identified.

It takes the team approximately 3 /4 hours to complete, and there is a significant amount of preparation required. North Saanich must be notified, the water meter read at the vault and at PH#1, an accurate list of all the homeowners update (many new faces), and physically reading and recording the data. Once all the data is collected Velvet will enter them into a spreadsheet and potential water leaks will be identified.

We are always looking for extra hands so if you are interested in learning about our water system and want to help, please contact us.

Thank you again to the Water Team and all those on the island that pitch in to help when needed.

Monique Joubarne

Water Trustee