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## 2016 Annual Report

**Presented By: Glacier Springs Property Owners Association Board of Directors**

## TO THE MEMBERS OF THE GLACIER SPRINGS PROPERTY OWNERS ASSOCIATION

We look forward to seeing you at the upcoming 2016 Annual General Meeting (AGM) of the Glacier Springs Property Owners Association on Saturday, October 22, 2016, 1 p.m. at the East Whatcom County Regional Resource Center.

If you can't attend, ***please sign, mail or email your proxy that was mailed to your home.*** If we don't have quorum, we will need to reschedule the AGM at a significant expense to the community.

The enclosed Board reports are summaries of many of the efforts that have occurred on your behalf over the past year. Some of the highlights from the past year:

- **Water System** —Our water operators Rick Benson and Larry Watts have done a remarkable job managing the Association's water system. We faced challenges associated with a leaking intake tank and Rick and Larry worked closely with the Department of Health and third-party contractors to identify and find a solution to the issue. A comprehensive overview of the GSPOA Water System and ongoing work will be a major focus of this year's AGM presentation.
- **Financial** —Our financial position continues to be healthy. The dues increase imposed two years ago has contributed to the reserves and our long-term financial outlook remains optimistic. We transitioned bookkeepers in 2016 in an effort to provide better support to members and the Board.
- **Improvements and Building** —Remember: Check [www.glaciersprings.org](http://www.glaciersprings.org) for Zoning Committee information and requirements ***before*** starting any building or improvements on your lot. This includes wood sheds, fences and decks. You must get Zoning Committee approval prior to any construction. This past year, the Zoning Committee responded to a number of inquiries for new construction and there were no major issues.
- **Glacier Springs Safety & Security** —The community was impacted by additional home burglaries. A number of arrests have been made throughout the year, and we encourage property owners to be vigilant in reporting suspicious behavior. Our thanks to volunteer members who looked into both camera systems and the option installing a gate to our community. These topics will be covered in more detail at the AGM. Homeowners also set up a Facebook Neighborhood Watch page to help share information in a timely basis.

I'd like to thank my fellow board members for their commitment on behalf of your community. It has been my honor to serve as board president for the two years and I encourage all Association members to consider service to the community. We intend to talk more about volunteer engagement at the Annual General Meeting. If you cannot attend, feel free to contact me if you are interested in helping.

Best regards,



Brian Lawrence  
Board President

### **Treasurer's Report**

The financial health of our Association remains very strong, and is in fact better than ever. This is due to the diligence of members and the guidance of my fellow board members. The Financial Statements for Fiscal Year ending August 31, 2016 are attached.

The membership had previously approved a dues increase to help fund future water expenses and the inevitable payment of a water operator. As per member's requests, we have established a separate savings account earmarked for the water system and currently have \$56,004 deposited. This helps secure our most valuable asset. Also, I want to once again thank Rick Benson and Larry Watts for their tireless efforts in maintaining this system.

In June, we transitioned bookkeeping responsibilities to Ronald Sabado, Certified Public Accountant, who was willing to manage GSPOA's accounts on a part-time contract basis within our existing budget. This change was designed to provide members and the board with improved service by an experienced accounting professional. Ron will continue to work closely with me and Stephanie Artino, our long-time CPA who will assist us with preparing and submitting our year-end financial filings.

Concerning dues, I would like to thank all the members for timely payment. This helps those of us on the financial committee formulate and stay on budget. In 2017, dues invoices will go out in January and be due by the end of March. Any dues payments not paid by March 31, 2017 will be assessed a 12% late fee per the existing policy. The board will increase its diligence to collect past-due accounts.

Attached for ratification is the 2016-2017 Budget. This year's budget reflects continued upgrades to the Water System and minor projects like clean-up to the GSPOA-owned lot.

Respectfully submitted,  
Ben Gelman  
Treasurer

### **Zoning Committee Report**

Members of the Zoning Committee include Kevin Roosma and Seth Powell. Other board members assisted the committee as needed.

The Zoning Committee approved the following during the fiscal year:

- Three wood sheds approved and completed
- One deck addition approved and completed
- Two home constructions approved and completed
- Multiple consultations with prospective builders

No covenants violations were reported with one tree-clearing under review. All property owners should be familiar with the requirements of the Covenants, By-Laws and Glacier Springs policies. These are easily found on the Glacier Springs website at [www.glaciersprings.org](http://www.glaciersprings.org).

### **Covenants and By-Laws Committee Report**

This committee is inactive and had no reason to meet.

### **Community Relations Committee Report**

The GSPOA Board of Directors did not receive and formal Notices of Concern this year. To submit a future Notice of Concern, you may access the form on the redesigned website at <http://glaciersprings.org/board-of-directors/>.

Sales of homes and lots have been brisk in 2016. There were 11 new owners and record sales throughout the year. I delivered nine new welcome packets to new owners. (Note: the Board relies on county records to identify new owners, and often, these records may lack suitable mailing information. If you did not receive a Welcome Packet, please contact us at [info@glaciersprings.org](mailto:info@glaciersprings.org).)

Also on the topic of real estate, I have made a concerted effort to improve the display of real estate signage in the community. Signs on trees, limbs, and non-traditional sign-posts have been reduced significantly. If you notice any unsightly or unprofessional displays, please reach out to me and I will contact the listing agent.

Through the adversity of 2016, we have become a much more united community. I have noticed that we all know each other a little better and are more aware of our surroundings. Our electronic communications have increased, including member notices when thefts have occurred, and a Neighborhood Watch Facebook page started by homeowners. There was also a neighborhood gathering that was organized through the Neighborhood Watch Facebook page and more than 25 residents attended. Through these efforts, we are increasing safety in our community.

Overall, things are looking bright for “The Springs.” It has been an honor to serve on this committee.

Community Relations Committee,  
As prepared by Tyler Rollins

### **Water Committee Report**

Our water system is labeled the Glacier Springs Water System (Whatcom County) and is a Group A system overseen and regulated by the Washington State Department of Health (WSDOH) ID number 277559. Our water comes from a sanitarily developed spring, and is fed into the distribution system by gravity, after circulating through 68,700 gallons of storage in two tanks. The WSDOH maintains online records of all water systems in the state and you can refer to this URL for our current system using their online “Sentry Internet” database interface: <http://www4.doh.wa.gov/sentryinternet/Intro.aspx>

Here is a short list of facts and information accumulated over the last year:

- Your water committee is pleased to report that over the winter, we successfully determined that a buried spring water collection tank has been deteriorating over the course of time,

allowing small amounts of surface water (safe to drink) to enter the system. Coliform monitoring proved to be very helpful in this case. (You can read more about this here: <http://www.doh.wa.gov/portals/1/Documents/Pubs/331-181.pdf> ) During the month of August 2016, the mitigation and repair was completed working with a private contractor, for well below budget estimates and scope of work that were originally suggested. We will present further details and answer all questions you may have at the 2016 AGM. Bottom line is that your water has always been safe to drink, and we can now focus on the more elective, but needed, improvements mentioned below.

- Your water committee is working with the Board of Directors for budgeting and scheduling for work on one final “elective” project in the near future, along with routine maintenance and water meter reading:
  - In a coordinated effort to mitigate all potential water leaks that cannot be directly observed at the end of undeveloped service lines, (the branches of small diameter pipe leading from the main lines to each home) we propose taking the next 2 years to excavate each of the 67 water tees that were installed in 1972 but have never been put into service, since the lots are still vacant. These still have brittle plastic fittings that have a long history of failing where water meters have been installed, so we know that there is a high probability the tees will fail. Because the soil in our alluvial fan is so porous, these can leak without any water being observed at the surface, and the State of Washington Dept of Health requires Group A water systems to file annual “Water Use Efficiency” reports, documenting not only how much water is drawn from our spring source, but where it goes once it enters the distribution system. I will be able to show members what this entails with few photos in a briefing at the AGM. **We encourage members to report any water leak observations to [rickbbenson@gmail.com](mailto:rickbbenson@gmail.com).**
  - A brief history of our water system will be presented at the 2016 AGM, with the intent of providing insight to not only the monthly effort required to operate our most valuable asset, but a timeline of the larger, major projects that have been historically needed so that you understand what lies ahead, and why your water committee is grateful for last year creating the reserve fund that properly prepares our community water system to be maintained as our most valuable, and most necessary, asset.

In closing, I want to again thank Larry Watts who continually volunteers to work on your water system and has contributed in so many important capacities, and who has always been there for us all when we it’s most needed. There is no question that without Larry, we would not be able to report the wonderful success we had this year with repairing the spring collection tank issue. Larry is a water whisperer.

If you have any questions about your water system, please contact me at [rickbbenson@gmail.com](mailto:rickbbenson@gmail.com). My contact information is posted on the GSPOA website at <http://glaciersprings.org/board-of-directors/>. If you have a broader question for the board, send an email to [info@glaciersprings.org](mailto:info@glaciersprings.org).

Respectfully submitted,  
Rick Benson

# Glacier Springs POA

## Balance Sheet

As of August 31, 2016

	Aug 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1160 · Cash-Investments	
1162 · CD--9360	18,127.19
1161 · CD--8201	17,532.17
<b>Total 1160 · Cash-Investments</b>	35,659.36
1150 · Cash-Savings	
1152 · key business saver - WATER FUND	56,003.04
1151 · Key business saver - OP RESERVE	30,045.15
<b>Total 1150 · Cash-Savings</b>	86,048.19
1100 · Cash-Checking	
1112 · Glacier Water reserve	20,000.00
1111 · Key business checking	46,613.37
1100 · Cash-Checking - Other	-37,599.76
<b>Total 1100 · Cash-Checking</b>	29,013.61
<b>Total Checking/Savings</b>	150,721.16
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	10,947.84
<b>Total Accounts Receivable</b>	10,947.84
<b>Other Current Assets</b>	
1499 · Undeposited Funds	789.60
<b>Total Other Current Assets</b>	789.60
<b>Total Current Assets</b>	162,458.60
<b>Fixed Assets</b>	
1699 · Accumulated depreciation	-270,721.82
1600 · Utility asset	
distribution pipes	
distribution pipe replacement	
contractor	554,806.27
county permitting, inspections	6,942.83
engineering	15,488.34
<b>Total distribution pipe replacement</b>	577,237.44
distribution pipes - Other	73,650.51
<b>Total distribution pipes</b>	650,887.95
first storage tank	12,000.00
hydrants and upgrades	41,486.42
individual water meters	
water meter installation	3,857.24
water meter supplies	18,595.62
<b>Total individual water meters</b>	22,452.86
main water meters	10,947.62
second storage tank	83,368.66
service Ts	6,127.00
water testing stations	682.69
1600 · Utility asset - Other	28,012.43
<b>Total 1600 · Utility asset</b>	855,965.63
<b>Total Fixed Assets</b>	585,243.81
<b>Other Assets</b>	
1700 · Investment in land	1,758.75
<b>Total Other Assets</b>	1,758.75
<b>TOTAL ASSETS</b>	<b>749,461.16</b>

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Accrual Basis

**Glacier Springs POA**  
**Balance Sheet**  
As of August 31, 2016

	Aug 31, 16
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
3100 · Contributed capital	91,656.00
3900 · Retained Earnings	664,370.29
Net Income	-6,565.13
<b>Total Equity</b>	<b>749,461.16</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>749,461.16</b>

# Glacier Springs POA

## Profit & Loss

September 2015 through August 2016

	<u>Sep '15 - Aug 16</u>
<b>Ordinary Income/Expense</b>	
Income	
4100 · Dues	44,280.00
4200 · Fines	50.00
<b>Total Income</b>	<u>44,330.00</u>
<b>Gross Profit</b>	44,330.00
Expense	
6159 · Food and beverage	76.46
6150 · Miscellaneous Expense	1,245.80
6110 · Wellhead	1,414.84
6400 · Depreciation	30,500.00
6180 · Insurance	2,727.00
6510 · Leases	692.84
6800 · Licenses, fees and taxes	306.13
6130 · Maintenance and repair	6,246.54
6140 · Membership and subscriptions	550.20
6270 · Professional fees	5,516.99
6160 · Supplies	40.37
6540 · Travel and mileage	2,724.68
6390 · Utilities	928.06
<b>Total Expense</b>	<u>52,969.91</u>
<b>Net Ordinary Income</b>	-8,639.91
<b>Other Income/Expense</b>	
Other Income	
7010 · Interest Income	74.51
7300 · Other Income	1,605.28
<b>Total Other Income</b>	<u>1,679.79</u>
Other Expense	
8020 · Clearing Expense	-480.99
8010 · Other Expenses	86.00
<b>Total Other Expense</b>	<u>-394.99</u>
<b>Net Other Income</b>	<u>2,074.78</u>
<b>Net Income</b>	<u><u>-6,565.13</u></u>



**Glacier Springs POA**  
**Statement of Cash Flows**  
September 2015 through August 2016

	<u>Sep '15 - Aug 16</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-6,565.13
Adjustments to reconcile Net Income to net cash provided by operations:	
1200 · Accounts Receivable	-2,089.04
1699 · Accumulated depreciation	30,500.00
2000 · Accounts Payable	-3,113.40
Net cash provided by Operating Activities	18,732.43
<b>INVESTING ACTIVITIES</b>	
1600 · Utility asset	-5,291.30
Net cash provided by Investing Activities	-5,291.30
Net cash increase for period	13,441.13
Cash at beginning of period	138,069.63
Cash at end of period	<u><u>151,510.76</u></u>