



2017 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 2017 Annual General Meeting (AGM) of the Glacier Springs Property Owners Association on Saturday, October 21, 2017, 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. The repair work performed to bypass the leaking intake tank has performed as expected and the quality of our water remains outstanding.
- **Financial** —Our financial position continues to be healthy. The dues increase imposed three years ago has contributed to the reserves and our long-term financial outlook remains healthy. Doris Roosma has assumed the role of Treasurer mid-year.
- **Improvements and Building**—Remember: Check 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 several inquiries for new construction and lot clearings. We have been pleased by the responsiveness of neighbors when these issues have arisen.
- **Glacier Springs Safety & Security**—There has been a precipitous drop in crime in the past year. Individuals widely suspected as being responsible for a majority of the criminal activity impacting the community have been in custody and are awaiting trial on other matters. Another individual was convicted of burglary after being captured in the act by a resident's video camera.

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 three two years and I encourage all Association members to consider service to the community during the coming election year.

Best regards,



Brian Lawrence
Board President

Treasurer's Report

The financial health of our Association remains very strong. This is due to the diligence of members and the guidance of our Board of Directors. The Financial Statements for Fiscal Year ending August 31, 2017 are attached. These statements include: profit and loss statement, balance sheet, and cash flow.

The membership had previously approved an annual dues increase to help fund future water projects 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. This account currently has \$81,000 deposited. This helps secure our most valuable asset.

During the period, overall cash increased by approximately \$38,000. Receivables stand at about \$9,000. All properties with significant past-due balances have liens placed against the property to protect the Association.

Please note: **It is the member's responsibility to notify the Board of Directors of any address or ownership changes.** Most of the accounting issues that arise happen when members change mailing addresses without notifying the Association.

On the operational side, we transitioned Treasurer responsibilities from Ben Gelman to Doris Roosma. The transition was smooth and during this time we also updated all GSPOA Bank Accounts.

Our bookkeeping relationship with Ronald Sabado, Certified Public Accountant, has improved the Association's ability to respond to members faster and the board is pleased with the speed and quality of financial reports. Ron will continue to work closely with the board and Stephanie Artino, our long-time CPA, who will assist us with preparing and submitting our year-end financial filings.

Concerning dues, we 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 2018, dues invoices will go out in January and be due by the end of March without exception. Any dues payments not paid by March 31, 2018 will be assessed a 12% late fee per the existing policy.

Attached for ratification is the 2017-2018 Budget. This year's budget reflects continued maintenance of the Water System and minor projects like the addition of a storage shed to house water supplies.

Respectfully submitted,
Ben Gelman
Treasurer (Sept – May)

Doris Roosma
Treasurer (May -Present)

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:

- Construction of two homes

- Placement of one temporary storage trailer and one temporary storage container
- Construction of one new shed
- Addition of one deck and deck cover
- Multiple consultations with prospective builders

A single Tier 1 covenants violation was issued for lot clearing. However, the property owner cooperated fully with the board to mitigate the issue and explained circumstances resulting from a previous owner. As a result, the board voted unanimously to reverse the fine. A second, Tier 2, violation was issued for failing to complete a construction project within six months.

All owners of properties currently under construction have been communicative with the board and we are grateful for their adherence to GSPOA policies.

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.

Covenants and By-Laws Committee Report

This committee is inactive and had no reason to meet.

Community Relations Committee Report

The Board of Directors received a single Notices of Concern this year regarding an unleashed animal wandering the neighborhood. The owner responded in a timely manner and the matter was successfully resolved.

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 2017. There were 15 recorded sales throughout the year. (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.)

Community Relations Committee
As prepared by Brian Lawrence

Water Committee Report

Larry Watts and Rick Benson

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), with 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, and typing in the ID number mentioned above <http://www4.doh.wa.gov/sentryinternet/Intro.aspx>

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

- As reported last fall, your water committee removed a 100-gallon spring collection tank from service in August 2016 when the mortar joints had deteriorated beyond repair after 45 years, allowing ground water, under the influence of surface water, to enter. (Note- this was removed from *service*, not physically removed from the ground, to minimize ground disturbance). The procedures and protocols for investigating and mitigating this non-health-hazard episode worked perfectly, with Larry Watts providing the key enlightenment. This update is related to the fact that we have now recorded a full year (4 seasons) of monthly routine samples following this successful mitigation, and we are pleased to report that all samples have passed, concluding this project.
- 2017 has been a relatively busy year for new home construction and installing water meters. 8 water connection projects were completed since the last AGM. In addition, multiple water leaks due to failed fittings were repaired and upgraded on service lines between January (frozen meters) and June.
- In August 2017, our water system underwent a Sanitary Survey by the Dept of Health, as mandated by law. A sanitary survey is a periodic inspection of water system facilities, operations and records used to identify conditions that may present a sanitary or public health risk. Your water system was reviewed and no action or corrective actions reported. In fact, the need to have these conducted in 3 year intervals has been proposed to extend this to once every 5 years.
<https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/RegulationandCompliance/SanitarySurveys>
- Rick Benson has formally committed to continuing as a water system volunteer until at least July 2020. After that time, an action item will have to be made for recruiting and making the water manager a paid position, owing to the mandated responsibilities and training that are required to enter into this position, and the required continuing education and reporting obligations.

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 he’s needed. Without Larry, we would not be able to report the wonderful success we had this year, and I am eternally grateful personally for his willingness to fix so many things on so many occasions.

If you have any questions about your water system, please contact me at 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.

Respectfully submitted,
Rick Benson