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## 2018 Annual Report

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

## Greetings, Members of the Glacier Springs Property Owner's Association!

Please join us for our 2018 Annual General Meeting at the East Whatcom County Regional Resource Center of the Glacier Springs Property Owners Association on Saturday, October 20, 2018 at 1 p.m.

I'd like to take this opportunity to remind you the importance of returning your proxy if you cannot join us on Saturday, October 20<sup>th</sup>. For our meeting to be successful, we ***must*** attain quorum. If you cannot attend, ***please sign and return the proxy you recently received from us***. You are welcome to return it by post or email. If we do not have quorum, we are *required* to reschedule the AGM. If we must reschedule, this will be a significant expense to our community.

In preparation of our meeting, enclosed are reports from each of the committees of the Board of Directors. *Paper copies will be available at the meeting.*

Your Board of Directors is comprised of four to eight property owners (plus the immediate past-President). Board members volunteer their time, meeting quarterly to ensure smooth operations of our water system, financial interests and zoning regulations while responding to community needs and requests.

After the 2017 election, we welcomed:

- Diana Clinch, *Secretary*
- Jim Klessig, *Member-at-Large*
- Julia Morrison, *Community Relations*
- Csaba Mundi, *Zoning Committee*

We continue to be very grateful to our water operators, Rick Benson and Larry Watts who have done an outstanding job maintaining our water system. In 2019, we will begin the process of creating a funded Water Operator position and transition to the paid position in 2020. *This position requires State certification and will be open for application.* For many years, we have benefited from the hard work and dedication Rick and Larry have volunteered to our community. *Thank you, Rick and Larry, for your service.*

I'd also like to express a heartfelt *thank you* to Brian Lawrence and Jeff Sabado. Brian and Jeff have spent countless hours for the betterment of our neighborhood.

In 2015, Brian took over the role of President. During his tenure, our community experienced a high-volume of residential break-ins. Brian worked tirelessly with community members, first responders and government organizations, always serving others with professionalism, kindness and diplomacy. Jeff created a beautiful and efficient new website for us, as well as a comprehensive member database. He further utilized his technological skills and expertise by setting up the new online dues payment system. Brian and Jeff are very dedicated to our community. *Please join me in thanking them for their service.*

If you are interested in serving your community, please join us at a Board meeting! All property owners are eligible to serve on committees – members (you!) do not have to be elected to the Board to participate. If you have an interest in a particular department or action, we welcome your contribution.

We hope to see you Saturday, October 20<sup>th</sup>!

Sincerely,



Carmella Bauman

GSPOA Board President

[info@glaciersprings.org](mailto:info@glaciersprings.org) | 360.599.2376

## Treasurer's Report

As in past years, the financial health of the Association remains strong. Attached are the Financial Statements for the Fiscal Year ending August 31, 2018. These statements include: Profit and Loss statement, Balance Sheet and Cash Flow.

The main asset of the Association is our water system. We have our original reserve account established for the water system in the amount of \$81,000 and a separate savings account of \$42,000. At year end, the balance in the checking account was much larger than needed for general operation. Consequently, an additional savings account or Certificate of Deposit will be acquired. These accounts will continue to secure our water system.

There have been no large, unexpected expenses acquired with regard to the water system. Therefore, only a small portion of last year's budget was used. Since water leaks and maintenance expenses cannot be predicted, we will continue to budget with estimates similar to last fiscal year's budget.

This past fiscal year, there have been a number of property sales in The Springs. It is important, and the member's responsibility, to make the Board of Directors aware of any changes in mailing address or ownership. In some cases, the title companies request information, which gives the Board a heads-up, but the Board still needs information from the members to keep our records up to date. *Thank you for your cooperation to ensure we maintain accurate records.*

We maintain our bookkeeping relationship with Ronald Sabado, Certified Public Accountant. Ron is doing a terrific job of keeping our records up to date and I am pleased with his services. He is always available to provide updated financial information and a great help to me as Treasurer, letting me know what needs to be paid so I can write checks and make online payments. We also maintain a relationship with Stephanie Artino, CPA, who prepares and submits our year-end financial filings.

We would like to again thank our members for timely payment of their dues. We have expanded our payment options for the 2019 dues to include credit card payments via PayPal. As in 2018, dues will be invoiced in January and are due on March 31. Dues paid after March 31 will be assessed a 12% late fee. Assessing late fees requires additional billing and mailing costs which we would like to avoid. We continue to review and place liens, as needed, on overdue accounts.

Attached is the 2018-2019 budget for ratification. This year's budget has changed very little from the 2017-18 budget. New to the budget this year are funds for cleanup and maintenance of the front entrance area, including dead vegetation removal.

Sincerely,

Doris Roosma  
Treasurer  
[accounting@glaciersprings.org](mailto:accounting@glaciersprings.org)

### Community Relations Committee Report

The Board of Directors received a no Notices of Concern this year. To submit a Notice of Concern, please submit the form located at <http://glaciersprings.org/board-ofdirectors/>. You may submit it to the Board via post or email [communityrelations@glaciersprings.org](mailto:communityrelations@glaciersprings.org).

**New Property Owners Please Note:** In the absence of notification from the previous owner, the Board relies on county records to identify new owners. These records often lack suitable mailing information. *If you are a new property owner and did not receive a Welcome Packet, please contact us at [secretary@glaciersprings.org](mailto:secretary@glaciersprings.org).* The Welcome Packet contains important information on dues payments and expectations of the community through our Covenants and By-Laws.

Community Relations Committee  
[communityrelations@glaciersprings.org](mailto:communityrelations@glaciersprings.org)  
*As prepared by Carmella Bauman*

### Covenants and By-Laws Committee

*This committee is inactive and had no reason to meet.*

### Financial Committee

*This committee is inactive and had no reason to meet.*

### Zoning Committee Report

Members of the Zoning Committee include Kevin Roosma and Csaba Mundi. *Other board members assisted the committee on a rare, as needed, basis.*

The Zoning Committee approved the following during the 2017 fiscal year:

- 2 sheds
- 3 temporary parking applications

The Zoning Committee continued to field many inquiries from prospective buyers and builders.

**Please Note:** When considering a project on your property, take a moment to review the Covenants, By-Laws and Glacier Springs policies **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. They are easily found on our website at [www.glaciersprings.org](http://www.glaciersprings.org).

Zoning Committee  
[zoning@glaciersprings.org](mailto:zoning@glaciersprings.org)  
*As prepared by Carmella Bauman*

## 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:

**Maintenance Activities:** I mention these to illustrate the type of things that happen to our water system that require unexpected repair, beyond the typical laboratory testing, hydrant flushing, cleaning tanks, clearing access road, etc.

1. Plastic 1" fitting ruptured Feb, the service line leading to 7377 Scott Pl.



2. Impacted Fire Hydrant, entrance corner Miller Way and Glacier Springs Dr.



3. Assisting a homeowner with a ruptured service line, & installing new meters



### Water Committee Report, *continued*

- **UPDATE:** Last year, we proposed that we would begin this final-phase project, but this project has not started yet. We have, however, been making plans with a local friend/contractor to help with the preliminary excavation needed that will significantly shorten the duty cycle of my personal shovel.
  - 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. 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).**
- Starting in January 2019, your water operators are required to attend training workshops in order to keep their Water Operator Certification, and keep the GSPOA water system compliant with the Dept of Health. This requirement is needed in 3-year cycles. All public water systems are required to have this level of management.
- Larry Watts has been collecting all required monthly water samples, delivering them to the State Laboratory, and compiling results. We have had no problems since taking out the aging collection tank last year. 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.

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.htm>. If you have a broader question for the board, send an email to [info@glaciersprings.org](mailto:info@glaciersprings.org).

Respectfully submitted,

Rick Benson

Water Committee

[water@glaciersprings.org](mailto:water@glaciersprings.org)