

# GLACIER SPRINGS PROPERTY OWNERS ASSOCIATION

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2013 Annual Report

**By the Glacier Springs Property Owners Association Board  
2013 ANNUAL REPORT**

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

We look forward to seeing you at the upcoming 2013 Annual General Meeting (AGM) of the Glacier Springs Property Owner's Association on Saturday, October 26, 2013, 1 p.m. at the Kendall School. Please note the date and try to attend. If you can't attend, *please sign, mail or email in your proxy that's enclosed in this packet*. 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 key highlights from the past year:

- **Water System**—Our water system continues to operate exceptionally well. Rick Benson and Larry Watts remain as our water system operators on a mostly volunteer basis. Thank you to Rick and Larry for maintaining our precious resource. A recent Washington State Supreme Court decision made it easier for us to sell excess water without jeopardizing our water right and earlier this year we signed a contract with Glacier Water District to sell water to the 13 homes of the Glacier Green community that parallels Glacier Springs. The contract protects our most valuable asset for the community it serves while providing income to hire a certified water system operator and to save money for capital improvement projects.
- **Financial**—Our financial status continues to be solid. As always, it is critical that all dues and assessments are paid on time or the Association could be put at financial risk. The Board continues to review our financial status and ways to insure reasonable financial reserves for the future of the Association. We received a \$30,000 connection fee from Glacier Water District that will need to be held in reserve for at least two years in the event we stop selling water to Glacier Water District. It will then be placed into a restricted fund account to pay for capital improvements to the water system.
- **Improvements and Building**—Remember to check our web site at [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.
- **Water shed**—Our community is very fortunate to have access to a quality water source and our water distribution system is our most valuable asset. Earlier this year, it was discovered that motorcyclists were making trails within our water shed. Motorized activity in unauthorized areas is illegal and continued damage from this use could cause slides and jeopardize our water source. If any substance such as oil or gas gets into our water source, the consequences could be very expensive. We could potentially have to treat our water for as long as 30 years. Signs are being posted at four access points noting that motorized vehicles are prohibited. We will pursue all legal avenues if this activity continues. Please help protect this valuable resource.
- **Broadband**—We signed an easement with Frontier Communications to provide space for several utility boxes on the corner of the lot GSPOA owns at the entrance. This easement will help provide high-speed internet to residents via their phone landlines. The easement will not hinder develop of the lot if the association decides to sell it.
- **Join the Board!** We are voting in a new board at this AGM. Please think about joining and serving this great community.

I'd like to thank my fellow board members for their tireless commitment and work. Our varied opinions and discussions are so important for all the issues that come across our table. All board members are volunteers and put in many hours of time. It has been my honor to serve as board president for two terms but I will not be running again. I will stay on the board for a year after the new slate is voted in, per our by-laws. Glacier Springs is a very special spot and the Glacier Springs community is fabulous. Thank you.

Respectfully,

Stacia A.M. Green  
President

## Financial Statements for Fiscal Year ending August 31st, 2013\*

<b>STATEMENT OF FINANCIAL POSITION</b>		
<b>ASSETS</b>		
Cash and Cash Equivalents		117,717
Accounts Receivable		7,874
Fixed Assets: water system		843,475
Accumulated depreciation		(179,447)
Land		1,759
<b>Total Assets</b>		<b>791,377</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable		192
Deferred Revenue		30,000 <sup>†</sup>
<b>Total Liabilities</b>		<b>30,192</b>
<b>Equity</b>		
Contributed Capital		91,656
Retained Earnings		685,973
Net Income		(16,444)
<b>Total Equity</b>		<b>761,185</b>
<b>Total Liabilities and Equity</b>		<b>791,377</b>

<b>STATEMENT OF INCOME AND EXPENSES</b>		
<b>ORDINARY INCOME</b>		
Dues		23,310
Assessment		4,070
Water Connection Fees		2,000
Late Fees		270
<b>Total Ordinary Income</b>		<b>29,650</b>
<b>ORDINARY EXPENSES</b>		
Depreciation		29,940 <sup>‡</sup>
Professional Fees		7,076
Insurance		2,192
Licenses and Fees		1,610
Postage and Delivery		856
Utilities		835
Leases (DNR for water system)		693
Training and Conferences		585
Travel and Mileage		558
Maintenance and Repair		485
Printing and Copies		407
Property Taxes		254
Supplies		221
Memberships, Subscriptions		159
Space Rental		149
Web Site		140
<b>Total Ordinary Expense</b>		<b>46,160</b>
<b>Other Income</b>		
Interest income		66
<b>NET INCOME</b>		<b>(16,444)</b>

### 2013 Financial Health

The financial health of our Association remains exceptional. This is due to member's diligence and the guidance of my fellow board members.

The biggest news on the GSPOA financial front is the contract with Glacier Water District. This permits a connection to our water system with the neighboring Glacier Green community. An agreement was reached and a \$30,000 connection fee was recently received. This will go a long way towards the replacement of our aging tank, or for any major unforeseen water system repair.

Our water system is currently being monitored and maintained on a volunteer basis by Rick Benson and Larry Watts. These men are invaluable and were of much assistance in understanding the terms of the Glacier Water District agreement. They truly are the stewards of our most valuable asset.

Thank you for your timely payments. This helps those of us on the financial committee formulate and stay on budget. Presented here for your approval is the budget for FY 2014.

Lastly, I just want to thank the membership once again for their trust and my fellow board members for their guidance and support.

Ben Gelman

Treasurer  
Glacier Springs Property Owners Association

<b>FIXED ASSET EXPENSES</b>		
Individual water meters		2,581
Monitoring, sampling stations		1,092
<b>TOTAL</b>		<b>3,673</b>

\* Unaudited

<sup>†</sup> Glacier Green one-time water connection fee

<sup>‡</sup> Per accountant guidance, this line item includes a one-time adjustment necessary to switch to a new depreciation method.

**Zoning Committee**  
2013 Annual Report to Glaciers Springs Property Owners Association  
October 2013

I. Members of the Zoning Committee include Tom Cosgrove and Seth Powell. Other board members assisted the committee as needed.

II. Zoning Committee Approvals

- Reviewed and approved 7 new construction applications
- Reviewed and approved 2 storage shed construction requests
- Reviewed and approved 1 chicken coop construction
- Reviewed and approved 1 fence construction

III. Zoning Covenants Violations

The following violations resulted in notification of the members in violation

- Shed construction without prior committee approval: 3

All 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).

**Water Committee Report**  
**Report to GSPOA Board of Directors to be presented at the**  
**2013 Annual General Meeting, Oct 26, 2013**

Our water system is called Glacier Springs Water System (Whatcom County) and is a Group A system labeled with DOH (Dept. of Health) ID number 277559. Our water comes from a sanitarly developed spring, and is fed into the distribution system by gravity, after circulating through 68,700 gallons of storage in two tanks. The Washington State Dept of Health maintains online records of all public 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, and if you have any questions about your water system, please contact me at [rickbbenson@gmail.com](mailto:rickbbenson@gmail.com), and remember that my contact information is also listed on our 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).

- ***Headline News:*** Work was completed by Glacier Water District to install an intertie to GSPOA water system along Glacier Ct., (off of Glacier Springs Dr.) which now provides water to our neighbors residing in Glacier Green. This concludes a multi-year discussion and preparation that was finally agreed to by both parties in March 2013. With approval by the Dept. of Health, we have added 19 connections (currently only 13 homes) from Glacier Green that will now be served by our GSPOA water system. In overview, we have Dept. of Health approval to provide water to 283 homes, but we only have 246 buildable lots due to many having been taken over by the Whatcom Co. Land Trust along Canyon Creek. So even at full build-out, and after including Glacier Green, we have an excess of water availabilities, meaning the resources are readily available and sharing our water is not a threat or limitation to any of our Association Members, and clearly benefits both sides of the agreement. We welcome our new beneficiaries of our great resource. They will not be providing fire protection to their community, and the usage meter will be read quarterly, and based on meter readings that were provided to GSPOA, their consumption is relatively minimal.
- During the last year, we have conducted routine maintenance that includes fire hydrant repair (rock-damaged gaskets), water meter installations at new homes, and installation of 3 new water test sample stations. These new sample stations enable operators to collect water from the meters and not from within home fixtures, which will eliminate contamination potential. We now have a complete system of 5 uniformly distributed stations within the 2.5 miles of distribution lines, including one very important new one above the water tanks that will be used to collect from the spring source reliably. The main distribution lines are flushed annually, to insure that all users have fresh water in our non-leaking 6 in. distribution pipes that were replaced in 2007.
- Currently, 120 homes are connected to the water system, an increase of 20 homes, which represents the 13 Glacier Green homes and 3 new properties within our GSPOA service area. Our water resources continue to remain well above demand.
- There are 3 ongoing maintenance issue to address: 1) replacing the main 6 in. water meter below the storage tanks, and after repair, moving the current turbine meter up to the overflow line from the tanks so that we can accurately record total volume output of the spring; 2) We are in the process of contracting a repair to a 2 in. water line on Colleen Ct that will require a road cut; this is somewhat major by our standards and will require equipment; and 3) three homes have leaks within their properties, not on the GSPOA side, so will be working on solving these with the homeowners.

In closing, I want to thank Larry Watts who dutifully volunteers to work on your system with me, and has spent many hours helping with very important monitoring requirements and water system flushing and maintenance, along with building customized tools for hydrant repair, and putting in many road miles collecting parts and talking with vendors and contractors.

Respectfully submitted,  
Rick Benson

## **COMMUNITY RELATIONS REPORT**

This past year 2013 has brought many new faces and owners to our fabulous community at Glacier Springs and much more than the previous year we have seen a renewed vigor and growth with old and new property owners coming together. We had 12 new property owners this fiscal year.

***I want to take this opportunity to give you all a very big welcome to Glacier Springs from all of us on the Board.***

We have seen the construction of the flood protection project along Canyon View Drive which will encourage the spawning of salmon and give the lay of the land a more natural look and for other forms of aquatic life and at the same time provide us with enhanced protection against floods which could happen in the future.

We have seen our very excellent water resources expand into our neighboring community which will provide them with our naturally amazing award winning year after year quality of water touted as being the best water in the North West which has been made possible in part to our relentless hard working team Rick & Larry whose constant vigil over our water source and the entire water supply system consistently provide us with perfect drinking water year after year.

Each year we get closer and closer to being able to tie in with the long sought after communications links which will be forthcoming by the end of this year at very reasonable rates indeed for this area. This will provide the community with high-speed.

We also take this opportunity to welcome those who wish to express themselves, ask questions, or just chat generally about the goings-ons and new developments at Glacier Springs by contacting any of the Board members on our phone number or through the internet link [glaciersprings.org/info.htm](http://glaciersprings.org/info.htm) and to invite anyone who may be interested in becoming a board member.

Respectfully,

Steve Potter