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## 2019 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 2019 Annual General Meeting at the East Whatcom County Regional Resource Center of the Glacier Springs Property Owners Association on Saturday, October 19, 2019 at 1 p.m.

If you cannot join us on Saturday, October 19<sup>th</sup>, please return your proxy in a timely manner. 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 may return your proxy to us in multiple ways – please see your proxy form for details on how to properly return your proxy. 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. 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.

**This year is an election year.** *Please consider serving your community by volunteering to join the Board of Directors or a committee.* Committees include:

- Community Relations
- Covenants and By-Laws
- Financial
- Water
- Zoning

Of particular note, this year your Board of Directors has worked toward creating a fully funded Water Operator position. We are pleased to announce that we have made strong headway and are on track to transition to the fully-funded position starting January 2020 as discussed at the 2019 Annual General Meeting. *Please take a look at the Treasurer's Report and budget for more information.*

Again, please consider serving your community by volunteering to be on the Board of Directors. In addition to the Board, 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 committee, we welcome your contribution.

We hope to see you Saturday, October 19<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, 2019. 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 as well as a separate savings account of \$93,000. At the end of last fiscal year, the balance in the checking account was much larger than needed for general operation. Savings and CD interest rates from multiple banking establishments were investigated. After review, \$50,000 was transferred to savings at our current banking institution. 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 the 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.

With the rising real estate market, Glacier Springs properties have continued to change hands. As a reminder, it is the member's responsibility, to make the Board of Directors aware of any changes in ownership or mailing address. 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 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 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 or 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 expanded our payment options for the 2019 dues to include credit card payments via PayPal. Many of the members used this option in 2019.

As in 2019, 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. At year end, we continue to review and place liens, as needed, on overdue accounts. Happily, no new liens were needed in 2018/2019 and some of the old liens were paid off and released. (Good job folks!)

Attached is the 2019-2020 budget for ratification. The majority of the proposed budget has remained the same as 2018-2019, with the exception of a small increase in payment to bookkeeper, Ron Sabado and the creation of the new water operator position. Some of the GSPOA costs with regard to the water operator have been reduced since the water operator will now pay for his own further education and certification.

Sincerely,

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

### Community Relations Committee Report

The Board of Directors received 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 an as needed basis.*

The Zoning Committee approved the following during the 2019 fiscal year:

- 1 deck expansion
- 2 sheds
- 6 houses

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, hot tub covers 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: <https://fortress.wa.gov/doh/eh/portal/odw/si/Intro.aspx>

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

- Maintenance and repair was routine with six service line repairs completed on the owner side of the water meter.
- Six new water meters have been installed and serve new homes.
- Your two volunteer water operators, Rick Benson and Larry Watts, attended continuing education training workshops this year to renew and update their Water Operator Certification. This is required over a 3-year cycle so that the GSPOA water system remains compliant with the Washington State Department of Health.
- Rick Benson drafted our first Cross Connection Control Program that will be implemented this year after review and approval by the Board of Directors. This program is designed to control potential backflow in our distribution system. Once approved, it will be published on our website. We are available for discussion with owners in an ongoing basis. We have identified potential risks and hazards and will provide a briefing at the Annual General Meeting.
- Larry Watts has been collecting all required monthly water samples, delivering them to the State Laboratory and compiling results. 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. *Thank you.*

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

Respectfully submitted,

Rick Benson  
Water Committee  
[water@glaciersprings.org](mailto:water@glaciersprings.org)