



2020 Annual Report

Presented By: Glacier Springs Property Owners Association Board of Directors

Greetings, Glacier Springs Property Owner’s Association Members.

Thank you for reading our Annual Report. Enclosed you will find reports from your Treasurer, Committee Chairs and our newly funded Water Operator. We hope this document informs you of the tasks we undertook in FY 19-20, shares our goals for FY 20-21 and provides opportunities for your participation.

The global pandemic has altered many routine activities. While we typically hold our Annual General Meeting in person during the month of October, to minimize risk while maximizing Member participation, we collaborated with our legal counsel to approve mail-in voting for Association business this year.

Your participation is vital to our success. Please return your ballot or optional proxy in a timely manner. As in years past, we must attain quorum – a minimum of 50 votes returned by post or email. *Please see your ballot for details on methods of return.* If we do not obtain quorum, we are required to host a second election at significant expense to the Association.

Your Board of Directors is comprised of eight property owners. Board members are volunteers, meeting four times a year to ensure smooth operations of our water system, financial interests and zoning regulations while responding to community needs and requests. Current members and roles include:

Executive Roles

- Carmella Bauman, *President*
- Diana Clinch, *Secretary*
- Doris Roosma, *Treasurer*

Community Relations Committee

- Elizabeth Lowry, *Chair*

Water Committee

- Rick Benson, *Water Operator*
- Jim Klessig, *Board Member*
- Kevin Roosma, *Board Member*
- Ron Wheadon, *Board Member*

Zoning Committee

- Kevin Roosma, *Chair*
- Jim Klessig, *Board Member*
- Brad Clinch, *Community Committee Member*
- Seth Powell, *Community Committee Member*

Committee volunteers support Board Members in their assigned role. Please consider serving your community by volunteering as a Community Committee Member. All Association Members are welcome to serve on committees without being a member of the Board of Directors. Simply contact the Committee Chair of your interest. We welcome your participation and contribution!

Please note: Rick Benson, our longtime volunteer and Board Member is no longer serving on the Board of Directors. He is a part of the Water Committee as our paid Water Operator, as outlined in our contract.

My heartfelt thanks to all current and former Board Members, Community Committee Members and volunteers for their time and dedication to our beautiful community.



Carmella Bauman
President, Glacier Springs Property Owners Association Board of Directors
info@glaciersprings.org | 360.599.2376

Treasurer's Report

As in past years, the financial health of the Association, remains strong. Posted on our Glacier Springs website are the Financial Statements for the Fiscal Year ending August 31, 2020. 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. There are also two CD's totaling \$36,000.

There have been no large, unexpected expenses acquired with regard to the water system. Therefore, only a 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.

Also posted on our webpage is the 2020/2021 budget for ratification. The majority of the proposed budget has remained the same as 2019-2020, other than a few increases or decreases to adjust for actual verses budgeted. The only substantial increase on the 2020/2021 budget is to cover the water operator position for the full 12 months rather than 8.

As in 2020, 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 2019/2020.

We would like to thank our members for timely payment of their dues. In 2019, we expanded our payment options for dues to include credit card payments via PayPal. Due to the COVID-19 Pandemic, late fees for the 2020 membership dues were waived.

With the rising real estate market, Glacier Springs properties have continued to change hands. Just 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 we are pleased with his services. He is available to provide updated financial information and is 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.

Sincerely,

Doris Roosma
Treasurer
accounting@glaciersprings.org

Community Relations Report

The Board of Directors received two Notices of Concern this year.

- The first was regarding rental properties;
- The second concerned a construction project, for which the property owners had received approval from the Zoning Committee prior to construction.

To submit a Notice of Concern, please complete the form found at:

<http://glaciersprings.org/wp-content/uploads/NoticeofConcernForm.pdf>.

You may submit it to the Board via post or communityrelations@glaciersprings.org.

New property owners: In the absence of notification from previous owners, 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. The Welcome Packet contains important information about dues payments and expectations of the community through our Covenants and By-Laws.

Elizabeth Lowry, Community Relations Chair
communityrelations@glaciersprings.org

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 Report

Kevin Roosma is the Zoning Committee Chair. Additional Board Members and Community Committee Members assist. This report was prepared with help from Elizabeth Lowry, Community Relations Chair.

The Zoning Committee approved the following during the 2019-2020 fiscal year:

- 1 dog run fence
- 2 woodsheds
- 6 houses

The Zoning Committee issued the following fines during the 2019-2020 fiscal year:

- Two Tier 2 fines for failure to complete exterior within 6 months of initiating construction

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 woodsheds, fences, hot tub covers and decks. You must get Zoning Committee approval prior to any construction. They are easily found at <http://glaciersprings.org/building/>

Feel free to email your questions to zoning@glaciersprings.org.

Water 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 27755. 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:

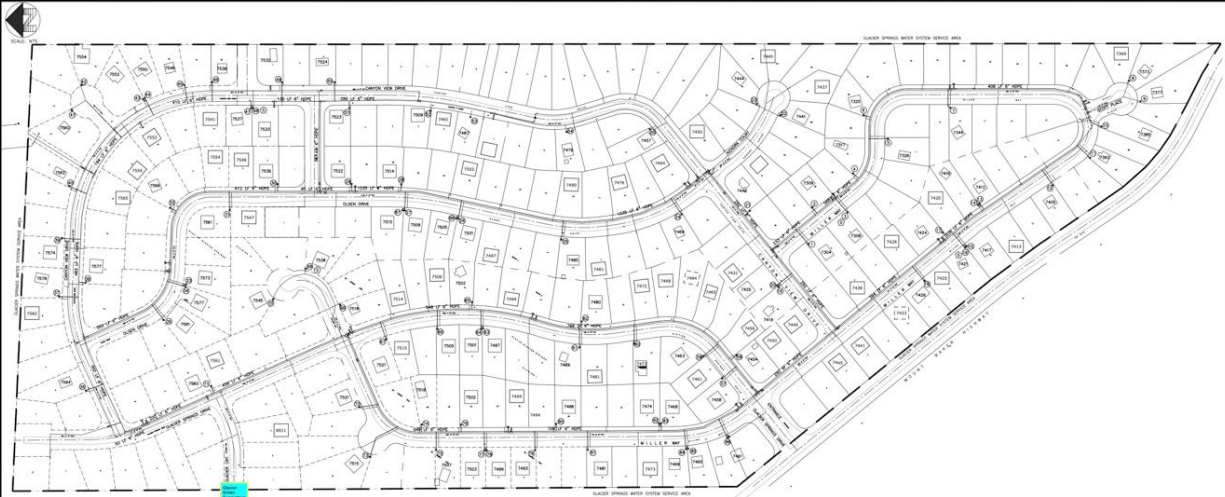
- Maintenance and repair were conducted normally, with a combination of service line repairs and new water meters having been installed and serve new homes. Our current population of homes we are now serving water to is 135, and I have attached a full-system map that is used to document locations and addresses. Additionally, we use numerous spreadsheets and documents for recording water records.
- On July 2, 2020 our system was inspected by the Washington State Department of Health with our regional engineer, in what is referred to as a “Sanitary Survey”, which are scheduled audits that all water systems conduct occur every 3-5 years to insure that adequate governance, maintenance, and financial investment for current and future operation is in place. We received an excellent report and are in full compliance. I will continue to document policies and procedures for routine maintenance tasks, and keep our Small Water System Operations manual updated, so that any necessary transition to a new operator should that be needed is simplified. In addition, I want to express our collective thanks to Larry Watts for his continued help with our system, and we are fortunate to have him as an alternate Water Distribution Manager, and is very well-known by our regulatory agencies and understands all aspects of our system. Thank you, Larry.
- Every month, we collect one water sample from a scheduled sample tap that has been installed in the water system, (there are 7) collecting all required monthly water samples, delivering them to the State Laboratory, and compiling results. There have been no exceedances in any of the required tests, and we remain capable of providing untreated spring water which we have enjoyed since 1972. I want to pass along a comment from our Dept of Health that it is becoming quite unusual not to have required water treatment. We work hard to maintain this well-earned status.

If you have any questions about your water system, please contact me at water@glaciersprings.org. 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, Water Operator

Map on following page.



SITE MAP

SCALE: NTS

STREET AND LOT
 12 IMPROVED 2018/2019