



2021 Annual Report

Presented By: Glacier Springs Property Owners Association Board of Directors

TO THE MEMBERS OF THE GLACIER SPRINGS PROPERTY OWNERS ASSOCIATION:

The global pandemic continues to alter 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.

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. ***Your participation is vital to our success.***

- Ballots and proxy forms were mailed on September 28th, 2021. If you have not received yours or have questions, please email info@glaciersprings.org
- Please see your ballot for details on methods of return. You can complete and return by mail, or scan and email to info@glaciersprings.org. Scanning using your cell phone is permissible.
- If we do not obtain quorum, we are required to host a second election at significant expense to the Association.

The attached Board reports are summaries of many of the efforts that have occurred on your behalf over the past year. Some notes and highlights from fiscal year 2021:

- **Water System** —Our water operator Rick Benson has done a remarkable job managing the Association’s water system. The quality of our water remains outstanding.
- **Financial** —Our financial position continues to be healthy. The dues increase imposed several years ago has contributed to the reserves and our long-term financial outlook remains healthy. Doris Roosma has continued in the role of Treasurer
- **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 sheds, fences and decks. You must get Zoning Committee approval prior to *any* construction. This past year, the Zoning Committee responded to a number of inquiries for new construction and lot clearings. We have been pleased by the responsiveness of neighbors when these issues have arisen.

I’d like to thank my fellow board members for their time and commitment on behalf of your community. It is my honor to have joined the board recently and to serve as board president. I encourage all Association members to consider service to the community during the coming year.

Best regards,



Jeff Sabado

President, Glacier Springs Property Owners Association Board of Directors

info@glaciersprings.org | 206.714.0951

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

As in 2021, 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 2020/2021.

We would like to thank our members for timely payment of their dues. In 2020, we expanded our payment options for dues to include credit card payments via PayPal. As in 2020, due to the COVID-19 Pandemic, late fees for the 2021 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

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.

The Zoning Committee approved the following during the 2020-2021 fiscal year:

- 4 Sheds
- 7 Houses
- 3 Temporary Trailer Storage

No fines were issued during the 2020-2021 fiscal year.

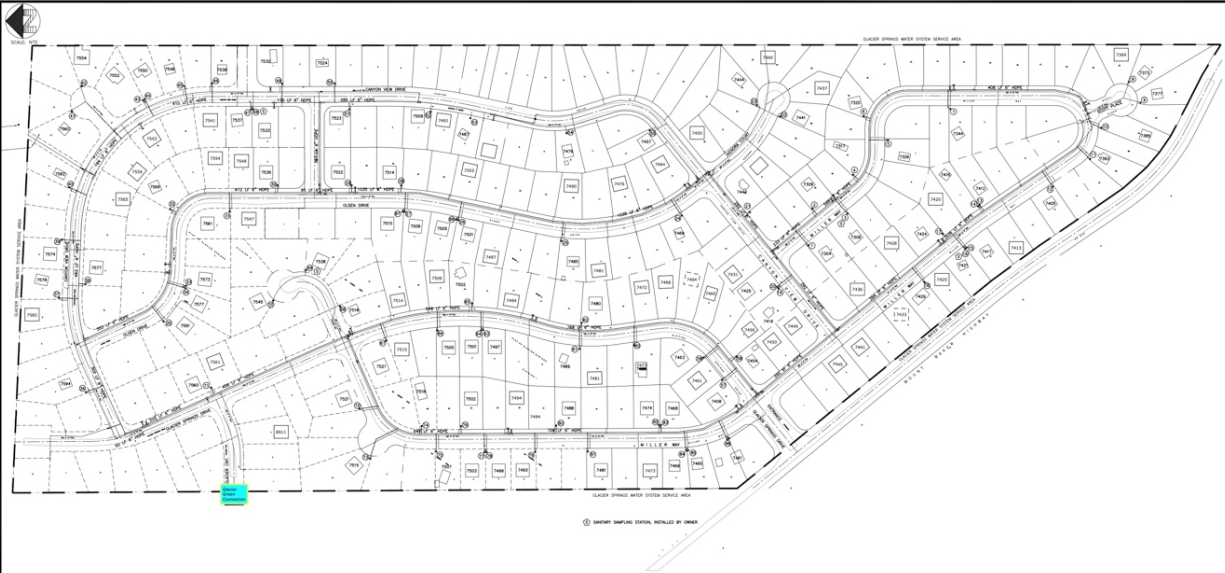
The Zoning Committee continued to field many inquiries from prospective buyers and builders. Please Note: take a moment to review the Covenants, By-laws, and Glacier Springs policies before starting any building or improvements to your lot. This includes wood sheds, fences, hot tub covers and decks. You must get Zoning Committee approval prior to any construction. They are easily found at

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

Water Report

[Report Forthcoming]

Map on following page.



SITE MAP

SCALE: NTS

UNSATURATED SHADING
INDICATES UTILITIES BY OTHER