

## 2024 GSPOA Annual General Meeting

October 19, 2024, 11:00AM PDT

East Whatcom Regional Resource Center

- 1) Quorum reached with in-person and by proxy at 112 members present. Meeting called to order 11:06AM by Stacia Green, President.
- 2) Introductions and Welcome
  - a. Introduction of Board members
  - b. Recognition of GSPOA Committee members – Finance, Zoning, Community Relations, Bylaws
- 3) Other Recognitions & Acknowledgements
  - a. Doris Roosma – Past treasurer, continues to serve on finance committee
  - b. Kevin Roosma – Thanks for past service, will remain on zoning committee
  - c. Committee members – Finance, Bylaws, Water Committees
  - d. Board of Directors – meeting weekly this year, many have served for multiple years
- 4) Officer and Committee reports
  - a. President
    - i. Water system has been the biggest focus of the board in 2024
    - ii. Board service – a new board will be elected at the AGM next year. Please consider joining as the current board will be rolling off
    - iii. Reminder re: digital recordkeeping – let us know changes of address, email, phone – send to [info@glaciersprings.org](mailto:info@glaciersprings.org)
    - iv. Logo Design – if anyone have those skills, please contact [Stacia/info@glaciersprings.org](mailto:Stacia/info@glaciersprings.org)
    - v. Reminders
      1. Zoning – please be sure to check with zoning before doing any work
      2. Financial – reminder we have returned to pre-pandemic procedures, including late fees and liens
      3. Go paperless – email or stop by front table on your way out
  - b. Treasurer
    - i. Thank you to membership – we filed no liens this year
    - ii. Thank you to finance committee members for their work this year
    - iii. Reminder: have returned to late fees (12%) and liens post-pandemic. Liens have become much more expensive, and fees have been raised accordingly, so please pay on time.
    - iv. New Bookkeeper hired Elle’s Business Solutions
    - v. New merchant services – no longer going through the PayPal process we have done in the past. Rates are less expensive. Electronic invoices will have a link to pay.
    - vi. Financials for 2023-2024 were distributed two weeks ago – password in your AGM materials, or email [info@glaciersprings.org](mailto:info@glaciersprings.org)

- vii. Review of financials – net change in cash was (\$59,935), due to water system remediation this year. Have used water reserve fund and operating reserves to cover shortfall this year.
- c. Community Relations
  - i. Thank you to Andrea and Mel for the community block party this summer
  - ii. Reminder about securing trash to avoid wildlife/bear issues.
- d. Zoning Committee
  - i. No fines issued in 2024
  - ii. Water system is under a blue operating permit; we are currently investigating whether we can continue to add new water connections at this time. Hope to have update in next couple of weeks; will provide by email and website.
  - iii. Reminder – any changes (sheds, fences, etc.) – contact [zoning@glaciersprings.org](mailto:zoning@glaciersprings.org)
- e. Water System
  - i. Reviewed tests since 2022; issues with coliform and e-coli began before issuance of Boil Water Advisory in February 2023.
  - ii. Recent work/updates to system
    - 1. Added new flush valve, removed old gravel and bentonite at source (spring boxes), replaced with new, and regraded to ensure improved run-off of surface water
    - 2. Other updates include leak fixes, replacement of old plastic connectors at meter connection points with new brass fittings. Old (50-year) poly lines are beginning to fail due to their age.
    - 3. Need to replace main meter at connection from source to distribution system.
    - 4. New poly riser covers installed on risers coming up from reservoirs/spring boxes.
    - 5. New diversion valve installed to direct fresh water to creek.
  - iii. Upcoming work
    - 1. Have been in wait and see mode to see whether recent source work has solved issues; we continue to see occasional coliform hits, so that period is coming to an end.
    - 2. May need to disinfect the water system again to remove any residual contamination. Will communicate via email and website.
  - iv. Q&A
    - 1. Suggestion made by Roger Johnson to investigate PCR test to attempt to investigate whether contamination is happening in community or at source.
    - 2. Disinfection levels for response to issues is higher than standard chlorination under a CT6 system. Community will be alerted in advance by email, website.
    - 3. Sam Llobet: Do we need to fix leaks before chlorination begins? A: YES – 10% maximum by state standards.

5) New Business

- a. Review and Ratification of 2024/2025 budget
  - i. Finance Committee recommended the budget to the board; unanimously approved by the board to present the budget to the membership for ratification.
  - ii. Operating budget
    - 1. Projected expenses \$121,861; last time we raised dues in 2014, operating budget was \$22k.
    - 2. WUCOIA mandates that we present both expenses and income, annual dues are determined from there.
    - 3. Dues per dues-paying lot need to move to \$525/lot from current \$180/lot.
  - iii. Motion to approve 2025 budget by Jeff Sabado
    - 1. Nay: 3; Approve: 109
    - 2. Motion is approved. Budget is ratified
- b. Review and discussion of 2025 Special Assessment
  - i. We have received a proposal for water treatment engineering and design - \$70,000
  - ii. Proposal for special assessment is \$700 if paid in one lump sum, or \$750 annually if paid quarterly.
  - iii. Must have Small Water System Treatment Plan in place to apply for low-interest funding: \$35,000
  - iv. These first two items MUST be in place to apply for Small Water System Revolving Fund low interest loan – the timing of that application is Oct/Nov each year, so we must have them completed/approved in time to apply in fall 2025, or we could be looking at additional delays into 2026.
  - v. Motion to approve 2025 Special Assessment by Jeff Sabado
    - 1. Nay: 0; Approve 112.
    - 2. Motion is approved. Special Assessment is ratified.
- c. Board Recruitment
  - i. Talk to board members about roles and interest. Reminder next election is at AGM 2025.
- d. Committee membership
  - i. Email [info@glaciersprings.org](mailto:info@glaciersprings.org) if interested; in particular we need members for Zoning and Bylaws committees.
- e. Reminder to update owner contact information – stop by registration table, or email [info@glaciersprings.org](mailto:info@glaciersprings.org)
- f. Questions and discussion
  - i. Can we raise fees/special assessment on Glacier Green? We can raise rates annually per our contract with them, but since they are not members, we cannot issue any kind of special assessment per our contract. Contract would need to be re-negotiated to do this. Recommendation to board is to investigate this.

- ii. Are there suggestions/plans for permanent fixes to distribution system leaks and fitting failures? A flow restriction valve where source connects to distribution may help, by reducing pressure from current 110psi to 60psi.
- iii. How is the recordkeeping/what is the plan going forward? We are taking photos, drawings as-built as fixes are being implemented; all are being saved in SharePoint Online going forward. We also will be doing a Small Water System Program Guide in 2025, which will document the system as well as future plans/needs.
- iv. Can we charge fees to AirBnB renters? Board will investigate. Suggestion to try using Cheddar Up.

6) Meeting adjourned at 1:12PM