

Glacier Springs Annual General Meeting

October 28, 2006

Total Voting Members Present or by Proxy: 71
Ann McCartney, Professional parliamentarian

I. Call to Order

Meeting called to order by Jeff Bissey, President

John Thompson, representative from Whatcom County in attendance. No objections to having him speak immediately following the minutes and prior to addressing agenda that was mailed.

Pertinent points under Roberts Rules of Order were reviewed. No objection to suggested time limits.

II. Minutes from the 2005 Annual General Meeting

No corrections as printed and distributed. No objections – minutes were approved as written.

Recommendation from the parliamentarian to form a Minutes Committee to review and approve the minutes from the AGM.

Question if we could distribute via email – not a reasonable approach given that we do not have email addresses for all members. Opportunity to note corrections will be available at the AGM the following year.

Motion: That the Board be granted authority to review and approve AGM meeting minutes then post them on the web site – www.glaciersprings.org. Motion seconded. Majority of members present or by proxy voted to approve the motion; 3 members not in favor. Motion passed.

III. John Thompson, Whatcom County Public Works Storm Division

Representative for salmon recovery; works closely with river and flood projects. Handout provided. Salmon recovery board grant received with a purpose to analyze lower Canyon Creek. Recent flooding damaged habitat as well as municipal infrastructure and private homes. Where the levee wraps around and creates a barrier, several species of salmon and trout are having trouble getting upstream. Goal of project is to identify habitat objectives and develop designs that would proceed to seeking funding for recovery efforts. Environmental consultants from Seattle working on the effort as well. Milestone – 11/18 Open House at Kendall Elementary Library – everyone is welcome.

Responses to questions from Glacier Springs Members:

- Clarified that levee is not currently maintained by the County; no plan to maintain. Typically a diking district is formed between private owners and county. Paula Cooper at the Whatcom County River and Flood Division would be main point of contact.
- Logging above the watershed raises concern about potential future flooding. Need to consult with DNR.

IV. Officer and Committee Reports

A. Treasurer

Operating budget for fiscal year ending 8/31/07 was approved by the Board at an August 2006 board meeting. Following the mailing of the annual general meeting packet, board members reviewed the revised code of Washington (compilation of state law) which specifies that the membership of Homeowners Associations ratify budgets approved by the board.

Motion by Martha Dale, Treasurer: That the membership ratify the operating budget that the Board adopted for fiscal year ending 8/31/07 No second required.

Vote: unanimous, all in favor. Motion passed – budget is ratified.

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Question re: interest income? We currently hold two certificates of deposits as well as a money market account that earn interest– approximately \$100K total in these accounts. No further questions.

B. Secretary and Web Site

No additions to the report.
No questions from the members present.

C. Community Relations Committee

Addition to the annual report– considering a Community Watch Program. If anyone is interested, they can approach Cassandra.
No questions from the members present.

D. Zoning Committee

Annual report distributed at the meeting today. No additions.
No questions from the members present.

E. Covenants and Bylaws Committee

No additions to the report.
No questions from the members present.
As mentioned in the report, the committee is working with the professional parliamentarian to update the bylaws. The Board may call a Special Meeting in the spring to review the proposed updates.

F. Water System/Water Advisory Committee

No additions to the report.
No questions from the members present.

V. New Business

- A. **Resolution 2006 – 1:** Resolution for the Association to incur financial commitments to fund water system improvements.

Motion by Rick Benson: Adopt Resolution 2006 -1. No second required since it is moved by the Board.
Debatable resolution, but not amendable.

Discussion:

Rick brought examples of materials that were used in the initial installation of the water system, and a section of new HDPE pipe for display. Explained persistent problems with the water distribution system. Glacier Springs will need to comply with new mandates for class A water systems by 2012 (Water Efficiency Rule). Porous soil, coupled with brittle, low-class PVC piping installed without bedding results in high leak rates, currently 10 times greater than the quantity of water we use. Additionally, we incur excessive pipe velocities when hydrants are opened and valves are utilized to shut down sections when leaks are repaired. Conclusion – high maintenance, high contamination-risk system with many failure points. Unable to further reduce the leak rate.

Propose replacing the 4" Class 160 PVC with 6" SDR11 HDPE – does not require fittings like the current system, and will create a flexible, monolithic distribution system that is much more suitable in our unstable, rocky, alluvial fan geology.

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Discussion addressed questions relating to water system capacity, usage, the proposed project schedule and the RFP (request for proposal) process, contingency plans in the budget and seismic zonation as they relate to this project.

Motion to adopt the Resolution 2006-1, membership asked to vote on whether to incur the financial obligation related to replacing the water distribution pipes in Glacier Springs. Vote: unanimous, all in favor. None opposed. Motion passed.

B. Resolution 2006 – 2: Resolution to approve a special assessment to fund the replacement of the water distribution system

Motion by Rick Benson: Adopt Resolution 2006 -2. No second required since it is moved by the Board.
Debatable resolution, but not amendable.

Discussion included the following:

- Clarified which lots would be assessed (all dues-paying lots);
- Explained the different interest rates of longer loan durations;
- How we handle the situation if project expenses exceeded the project budget;
- Raising dues vs. a special assessment;
- The Board's decision to sell two properties owned by GSPOA to help offset the cost of the project.

Vote: Majority of members in favor. Two opposed. Required 2/3 majority obtained. Motion passed.

C. Other new business

- 1) Motion by Sheena Vivian – That the Board re-consider the value of selling the two properties owned by the association to reduce the debt load of the project. Motion seconded by Roseanne Lauderdale. Discussion:

- Martha Dale, Treasurer – estimate that the sale of the two lots would net \$60K which would be directly applied to the project. If those lots do not sell, it would impact the budget.
- Jeff Bissey – if we do not sell the lots, we would most likely need to approach the membership again.
- Linda Stein – raised the issue of liability of the properties; this was considered when the association decided to deed the park across the highway to Whatcom Land Trust.
- Mike Pearl - Opposed to selling the lots. The increasing value of the lots is worth considering. Also, the properties could be used as collateral for the bank loan.

Question restated. Majority of members in favor. Motion passed.

Five minute recess.

Meeting called back to order. Determined that quorum still present to continue with new business.

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- 2) Motion by Sheena Vivian - That the Board consider the value/formation of a Diking District be established. Motion seconded. Discussion:
- Sheena Vivian – The dike, by definition, requires maintenance, and if the county is not going to maintain the it, we should consider doing it.
 - Tom Cosgrove stated that the County is not interested in maintaining the levee along Canyon Creek. Annual fee for every lot in the district.
 - Mike Pearl in favor.
 - Sue Ann Croft - has worked with Paula Cooper in the past. Nearly impossible to do anything because of the endangered fish population, including Chinook Salmon, bull trout, etc. Also consulted with DOT – won't take any pre-emptive action, wait until the highway washes out and FEMA (Federal) funds become available.

Question restated. Majority of members against the motion. Motion failed.

- 3) Motion by Jane Miller – That the Board consider generating an amendment to clarify the Covenants especially regarding the building restrictions and the operation of businesses in Glacier Springs. Motion seconded by Mary Ippolitto. Discussion:
- Jane - concerned that businesses are operating in Glacier Springs.
 - Wayne – Constrained by current language in the Covenants; process in place to amend the Covenants by petition. The Bylaws and Covenants Committee plans to bring proposed updates to the Bylaws before the membership for discussion – anticipate that may happen next spring. Next, the committee will invite the members to participate in the process to update the Covenants.

Question restated. Majority of members against the motion. Motion failed.

VI. Announcements

Information available on the web site. Send comments to info@glaciersprings.org.

Mike Pearl – Is there a way to contact other members rather than going through the board?
Jeff noted that the Board will consider how to share membership information while protecting the privacy of the members.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Amy Theobald, Secretary