

Glacier Springs Property Owners Association Annual General Meeting, October 27, 2007

As of 1:35 pm, attendance in person and by proxy was still 2 short of quorum. After consulting with the Parliamentarian, Association President, Jeff Bissey, proposed the following process to obtain quorum so that the required business of the Association could be conducted: to phone members not present and secure their verbal authorization for proxy by phone, witnessed by the Parliamentarian until numbers sufficient for quorum were obtained. All verbal proxies so obtained will be followed by written (e.g. email) confirmation from the property owners who granted these proxies. Process was passed by unanimous approval of all members present.

3 additional proxies were collected by phone and the meeting was called to order by Jeff Bissey, President at 1:51 pm. Total of 51 present in person or by proxy.

Opening Notes:

Proposed Special Rules of Order for the meeting were presented to the members and were approved by general consent.

Announcement made that the Minutes from the 2006 AGM were reviewed and approved by the Board of Directors following the 2006 meeting and subsequently distributed to the association members last fall.

Special Recognition:

Jeff Bissey recognized Wayne Hogg's service to the Board of Directors as a board member and past president.

Officer and Committee Reports

All reports were printed and distributed to the members along with the notice of meeting.

Treasurer, Martha Dale

No additions to the report that was mailed.

Martha Dale made a motion to ratify the 2007-2008 Operating Budget, no second required. No discussion. Motion required by the Revised Code of Washington
Vote taken - None opposed; motion passes. The 2008 budget is ratified.

Secretary and Web-site, Amy Theobald

No report submitted.

Amy Theobald verbally provided a brief synopsis of information that is available on the web site.

Question from Mike Pearl about the possibility of a blog type of section; not technically possible with the current platform. Another member offered that a potential solution would be to establish a Yahoo group and provide a link to it from the website.

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Community Relations Committee, Cassandra Wagenfeld

No report submitted

There was a limited response from members to participate in the membership directory that was raised at the 2006 AGM, so this project is still in process.

Zoning Committee, Tom Cosgrove

Tom Cosgrove has served as the co-chair for the last two years.

Tom spoke to the issue of the driveway apron required by Whatcom County. A request made to the County to exempt Glacier Springs properties was unsuccessful at this time. No action will be required until spring. In the meantime, the County Council will review.

Points of clarification:

- Whatcom County maintains the roads in Glacier Springs.
- The code applies to homes that have been constructed since the law took effect, sometime in 2005.

Mike Pearl offered to collect contact information from other members who are interested in communicating further with the County about the issue.

Water System Committee, Rick Benson

Jeff Bissey recognized Rick Benson, Licensed Water Operator and Chair of the Water Advisory Committee, for his enormous effort to accomplish the water distribution system replacement project that was finished earlier this summer.

No questions from members about the project.

Wayne Hogg asked if there are any metrics associated with leak rates. Tom Cosgrove replied that meter readings are being taken monthly and reconciled with the meter placed at the source to determine the amount of water lost. It is anticipated that there will be a lower leak rate, but because service lines were removed from the scope of the project, and therefore not replaced, there will likely still be some leakage.

Larry Croft asked about the warranty period from Pottle and Sons. None of the WAC members present knew the answer.

Action Item – Include response in minutes that are mailed to members

Covenants and Bylaws Committee, Sue Ann Croft and Wayne Hogg

Wayne Hogg, Sue Ann Croft and the Board of Directors worked with Ann McCartney on the proposed revision that was mailed to all members with the notice of meeting. An updated version that incorporated some last minute formatting and typographical changes was distributed at the meeting.

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Sue Ann Croft made a motion to adopt the revised Bylaws.

The Revised Bylaws were presented by Sue Ann Croft and Wayne Hogg in seriatim for discussion and amendment.

During the discussion of Article IV, motion was made by Peter Ronald and seconded to amend Article IV, Section 1 by adding a new section c. Discussion of the proposed amendment occurred. During the discussion on the primary amendment a motion was made by Peter Ronald and seconded to amend this amendment by adding a subsection (iii). Further discussion ensued. Vote taken on the secondary amendment – the motion fails. Discussion continued on the primary amendment. Vote taken on the primary amendment – the motion fails.

During the discussion of Article VII, Elaine Christy pointed out the use of the word Society instead of Association. Motion made to change all references to Society or similar wording in the Revised Bylaws to Association and passed by general consent with no objections.

After all articles were reviewed the document as a whole was opened up for further discussion or amendment. No further amendments were offered.

Vote on the motion to adopt the revised Bylaws – 4 opposed, the remainder in favor – the motion passes and the Bylaws are approved and take immediate effect.

New Business

Motion to Amend Article 11. Dues, of the Bylaws – Ruled out of order since the revised Bylaws were passed and the amendment is no longer germane.

Election of 2007 – 2009 Board Members

Nominees:

- Martha Dale
- Linda Stein
- Rick Benson
- Tom Cosgrove
- Mike Pearl
- Ron Wheadon
- Jeff Bissey

Unanimous vote by acclamation to elect the members nominated.

Other New Business – none raised

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Announcements

Leftover food is available to anyone who would like to take it.

Adjournment

Jeff Bissey announced the meeting adjourned at 3:37 pm and thanked all members present for their patience while quorum was gathered.