

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

March 1, 2007

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

AGM – MAY 4 1:30PM AT BIBLE CAMP

The AGM is scheduled for May 4 at the Bible camp. Please consider attending. This is your community too and we would like to hear your input to the issues at our Resort. Also there will be three vacancies on the Board. If you have an opinion of how to make our community better, please consider running on the Board.

BUSINESS DIRECTORY (COMMUNITY DIRECTORY)

We have designed a Business Directory. The concept here is any owner(s) that has a talent that is for hire can post on this directory. Also anyone looking for a talent can post on this directory (much like a buy & sell) We are also allowing the local communities (Champion, Lomond, Vulcan, Nanton, etc) to post here so that owners can find what they are looking for. This can be any talent not specific to building/renovating, project Managers, photographers, accountants as well as plumbers, operators, construction people. The website could host an entry (or 2) for every house. Email the webmaster (Elfie) on the main page.

COMMUNITY MEET & GREET (MCGREGOR AS WELL)

In May we would like to host a meet & greet of our neighbouring communities. We plan to invite residents and council from Lomond, Champion, McGregor Estates, Vulcan, etc to come to our Resort and meet the owners of Little Bow. This is much like our annual BBQ but with the surrounding community. More information to be announced as we get closer to May. If you are able to volunteer some time, or contribute some cookies, cake, coffee etc please email [jhodal@shaw.ca](mailto:jhodald@shaw.ca) If nothing else, we hope you can attend and continue to show your community involvement.

VOLUNTEER FIRE DEPARTMENT

The Resort has been working towards a volunteer fire department. We are one step closer with the donation of a fire hose from unit #117 Mike & Cathy Geisler. Thank-you for your donation. We don't yet have a formal disaster plan in place and will let everyone know as this progresses.

LAKE WATER LEVELS

The lake has been below seasonal levels over the winter. We are expecting the water to drastically rise (2"-4" per day) in Mid April back to seasonal levels for the year. If you go by the canal inlet structure at the east end of the lake you will see that Alberta Environment is working on a new inlet structure.

WATER TREATMENT PLANT

An approximate breakdown of the cost to upgrade our water treatment plant has been received in order to obtain approval from Alberta Environment for our licences renewal in 2010. The cost is \$250,000 - \$300,000 (\$992-\$1,190 per unit), which will be spread over the next five years or so. These costs are largely due to the computer equipment (full SCADA system) that Alberta Environment has requested be installed. If you have any talent for hire here or would like to share your expertise with the Board, we'd love to hear from you.

ATV SURVEY

We are nearing completion, FINALLY on this issue. The Board appreciates everyone's patience on this issue. We have a proposal that we feel will satisfy both the pro ATV and the anti ATV people in the Resort. The proposal will be emailed out shortly and we will have a final discussion on this at the AGM. A mail out proxy vote will come after this presentation.

LIGNOSULFATE ON HIGHWAY #529

We were lucky enough to have the Lignosulfate on the highway over the winter and we feel that it has held up well. The Board has also ensured that another layer (1") of the Lignosulfate will be placed again over top of the existing product in mid-May on the highway. The Board continues to work with the county to expand the area of coverage and we will let you know how that progresses as we get information.

LIGNOSULFATE TEST SECTION/WHOLE RESORT/NOT AT ALL

The Board has spoken with a number of residents over the winter and some have expressed that they are now convinced that this product is good for the Resort. A spring survey is in the works or we may wait to discuss at the AGM. In the meantime, please think about Lignosulfate and whether you support a test section, the whole resort or you still don't want it at all in the Resort based on your winter driving experience on #529. With the equipment on #529 in May our costs will be CONSIDERABLY CHEAPER to bring into the resort if we have it completed at that time. If you have any thoughts or comments, please email jhodal@shaw.ca

ECOLAWN

This should start growing in late April. The eco-lawn grass was planted August 29, 2007. To date it has grown about 1/4" which is what was expected as it is a very slow grow grass that requires little to no water once established. As the Resort has now had frost, the grass will not grow anymore until the spring.

RECYCLING BINS

The recycling Center is live. Each bin in the recycling center has been labelled with what it will accept. Glass, plastic, and various kinds of paper. Please note, cardboard is to be continue to be placed in the green metal bin, which is now placed in front of the recycling center. Please sort your garbage into the appropriate bins and do your best to keep the recycling center clean.

STREET LIGHTS

Based on survey results, the Board has hired Fortis to install 3 streetlights in the recycling, fuel depot, and storage yard. The cost is reasonable and there will be no resulting condo fee increase this year or next year. Date of the install will be announced when we receive it.

SHORELINE CLEANUP

Last spring we had a shoreline cleanup. We had 20+ volunteers spending only 2 hours helping to cleanup the shore so that we may all enjoy the beaches. We would like to do this again March 22 as the ground is still frozen and we can move the tractor onto the beach and pick up the rocks that we were unable to get this spring. During this same weekend we will also have a golpher poison crew. Start time will be 10:00 at the swim area if you are able to help on either project.

DOCK & BREAKWATER

The Board has found a cheaper, stronger dock and breakwater idea. A proposal is being put together and will be presented at the AGM. This dock/breakwater will cost 1/3 the cost of the rock/floating system that was presented in the fall. This will satisfy those that said the dock/breakwater was good but "I can't afford it".

DOGS OFF LEASH

With the winter months at the Resort and much less traffic, there has been a growing number of “If no one sees me with my dog off leash, was it really off leash” attitudes. Please keep dogs on leash unless in the off leash area at the top of the hill. The Board continues to use an education rather than authoritative role, but will fine repeat offenders.

HEDGE PRUNNING

The hedges are almost done. There are about 5 hedges left to complete and should be finished in the next month as the snow melts from the walkways.

If you have any questions or comments, please write or e-mail our manager Warren at braemore@telusplanet.net

PRESIDENT'S MESSAGE

Spring is on the way and it's time to start moving on some initiatives. I hope everyone will come to the AGM. Please plan your events around May 4. Let's put the ATV issue to bed, get the by-laws fixed up and talk about dock/breakwater. I would like to talk about the Resorts 5-year plan and if there is time, talk about an emergency response plan. We have some important decisions to make and now that we're a large community we should get together and talk to find out what we agree and disagree on. I plan to start producing monthly newsletters again so next one should be early April timeframe. I hope to see you at Easter for Shoreline cleanup.

Don't keep it to yourself! If you have ideas on how to make the Resort better, let us know, get involved. We need your talent!