

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

June 1, 2008

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

AGM – MAY 4 1:30PM AT BIBLE CAMP

The AGM has come and gone and we have 3 new Board Members. The new members are Ron Girvitz, Jason Feit, & Mike Geisler. The retiring Board Members are Dale Hildebrand, Darrol Lucas, & Dave Connelly. Thank-you to our Board Members for their time in making our Resort a better place to be. Welcome to our new Board Members for another exciting year at the Resort.

LAKE WATER LEVELS

The lake is now 'full' and will stay at this level until Mid-July. The summer will follow the seasonal levels of falling in mid July and into August and will rapidly drop in September again like it did last year. Boating/winterizing in September may prove difficult with low levels so be prepared. We will see this pattern for the next 2-3 years while Alberta Environment is working on a new inlet structure.

DEVELOPMENT TO THE NORTH

As mentioned on the web site and at the AGM, there is a 750 unit development that is proposed to the North of us. County of Vulcan council has instructed these developers that they must obtain a 'valid' water license before their development will be approved. There will be an open house meeting at the bible camp on Thursday, June 5 from 2-8PM if you would like to attend. A summary of the meeting will be posted on the web.

DOCK/ECO-GRASS SURVEY

Thank-you everyone for filling out the survey. The survey is now closed. We had 158 owners fill in the survey with 126 (80.3%) approving the concept of our Breakwater. As always, we received great comments from many owners. Many dock options have been investigated, the reason this particular one was chosen was the ability to remove and install it every year and the sturdiness of the dock while installed. The ice each year can be as thick as 3 feet and moves up to 80 feet. The engineering studies showed that most product left in the water over the winter would be badly damaged. The product will be here near the end of June. Over July & August, many tests will be conducted and the dock will be moved around to see how it behaves in our Environment. One of the many tests will be to have boats tied to the dock during moderate winds. If you would like to lend your boat during one of these tests, please see Jon Hodal.

ECO GRASS

Of the 158 owners that filled out the survey 133 (84.2%) said they would like to see more of this product. This product is still in test mode at our Resort and the Board has decided that we would like to see smaller more discrete test sections before we rip up a whole park. More information to come but the phase 3a park will be suspended temporarily. Should the product work, it will be expanded into more parks and fields (on as a need most basis) and owners will have an opportunity to buy (or be subsidized) for their lawns if they would like

VOLUNTEER FIRE DEPARTMENT

This is still in the works. Once a plan has been completed, a notice will be sent out to owners and we will look for volunteers to get training.

WATER TREATMENT PLANT

As mentioned at the AGM a Water Treatment Plant Committee will be formed in the near future to oversee the upgrades to our plant. Another option that has been discussed with the County of Vulcan is, if the development to the North of us does proceed, we might have the option of the Town of Vulcan supplying us with town water. If this happens, the costs to our plant would then become minimal. More information will be presented as it becomes available and owners will be given an opportunity to vote.

VULCAN COUNTY PROPERTY TAXES

Taxes are going up. This was mentioned at the AGM. On May 5, council made the decision that the Mill rate will stay as it is for this year. The average assessment in December 2007 at our Resort was 30% higher. Which means that the average person will see a 30% increase in their taxes this year. Assessments will be mailed out the last week in May and you should expect them the first week in June.

ATV PROPOSED BYLAW CHANGE

Also mentioned at the AGM was a proposal for ATV's that the Board believes satisfies both for and against having ATV's in our Resort. A mail out proxy will be coming out in the summer with the proposed by-law change. Please fill out and mail back to Braemore

LIGNOSULFATE ON HIGHWAY #529

A 'top shoot' was done on the roads a couple of weeks ago. Basically a thin layer of Lignosulfate was sprayed over top of the existing layers. The province will monitor this over the summer and perform another layer if required. No other areas will be done at the time. There are some options to have a different product on the north/south & east/west county road (coming into the Resort) that the Board is investigating and the County may subsidize.

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

PRESIDENT'S MESSAGE

I'm working on the 5-year plan. I have asked many of you what you would like to see with our Resort over the next 5 years. If you haven't, let me know as I come by or send me an email. Once the plan has been put together, I will present it and possibly have an open forum meeting to talk about the issues. There is never enough time to exhaust all options at the AGM so we should have a separate meeting during the summer when they're all fresh in our minds.

Your money is well spent with the dock. I have many ideas for dock/breakwater as well as for the swim area. Expect to see the dock move around this summer while it is tested in our winds. Coming into August, cleats and bumpers will be added to allow boats to be tied to it to see if it will stay put in moderate winds. The dock/marina will eventually move into a public/private system. Would you like to OWN your own boat slip for \$5,000? This company also has solar powered boat lifts to LIFT your boat out of the water in rough water. Something to think about. Let me know.

Taxes! I have spent an exhaustive amount of time on this and I'm not done yet. Not sure if anything will come of it but I have to try.

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