

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

January 30, 2009

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

AGM MAY 3 @ 1:30PM AT SABC CAMP

The AGM will be held May 3, 2009 at the Southern Alberta Bible Camp at 1:30PM. There are 4 Board Members up for re-election. Please consider attending or give someone proxy access to vote on your behalf for new or returning Board Members or votes that result from new business arising.

AGM TOPICS

In the past few AGM's ATV's have been the hot topic of discussion. After extensive discussions over the past few years, the Board feels that the first part of finding a way to allow ATV's in the Resort with acceptable conditions has been resolved. (depending on proposed By-law amendment results). There will be more discussion on the back 40 in the future. At this year's AGM, the Board will present a Fire Protection option at our Resort and discuss upcoming and current water supply issues within the Resort. Please consider attending.

SNOW AT THE RESORT

This year the Resort has seen an extreme amount of snow in the Resort. Ray has been very busy clearing our roads as well as the mile and onto the county roads. With the constant wind in our Resort, some houses have had snow drifts in the 5 feet range along and in front of their houses. Owners should be prepared when they come to the lake throughout the winter. Owners should also think about spring thaw and flooding in and around their houses **ESPECIALLY ON LAKE FRONT**. Water as in the past will flow towards the lake and will follow the easiest path possible. So far the thaw has not been bad but again houses along lakefront received most of the drifting snow and have the greatest risk of flooding.

CONDO FEES FOR 2009

In the last newsletter, I had stated that the fee for the breakwater was \$140. This was incorrect. The survey that owners filled out in the spring stated the cost would be \$160 and this was the resulting charge to owners on the recent mailout of fees. On your bills you will see \$1250 for this year's Condo Fees. A \$70 reduction for a water credit, a charge per m3 of water used and lastly a \$160 charge for the breakwater. If you have any questions or concerns about this please email Jon.

4 RADIOS DONATED FOR FIRE PROTECTION

The Resort has received 4 radios that have been programmed to use the same frequency as Lomond, Vulcan, Carmangay, & Champion Fire Departments. These radios can be used to communicate with these fire departments in emergency circumstances in and around our Resort. A special thank-you to Mike Geisler for his effort on this initiative.

LITTLE BOW FIRST AID TRAINING

If there are any owners that would like first aid training, please contact Mike Geisler #117. The cost of the materials is \$30 and Mike is offering the actual training for free. Mike will schedule a place and time based on interest.

LANDSCAPING PERMITS

Owners are once again reminded that any alterations done to their property on or off the commons requires a written application to Braemore Management. There has been a dramatic increase in sheds, trees, large scale rocks, etc placed on owners property as well as on the commons. Owners are reminded under by-law 37.5(j) owners must submit an application before any alterations are permitted on or off their property. Failure to submit could result in the removal of the material and the owners paying the costs.

BY-LAW AMENDMENTS

By now everyone should have received their package with 2009 Condo Fees and proposed by-law amendments. The Board has spent a lot of time on these 4 issues over the last 9 months. There was a significant amount of time spent talking with owners throughout the summer and the proposed by-laws were sent to random owners for review. Wording was adjusted based on their comments. In order for these resolutions to pass, we must have 189 Yes votes or 75% of the Resort. Some owners have asked for further clarification on some or all of the by-laws. An additional attachment was included with this month's newsletter to answer commons questions the Board has received. If anyone would like additional information, please contact Braemore Management.

Please make sure you cast your vote no later than February 28, 2009 and encourage your lake friends & neighbours to vote.

LITTLE BOW RESORT WATER METER POLICY REVISIONS

In 2006, owners had water meters installed in their homes and the meters were read on a monthly basis to try to understand the Resorts water consumptions. Consumption was also closely monitored on irrigation, backwash (water used to clean the water treatment plant system) as well as the bible camp. From 2006 to 2007, water consumption for the houses dropped 27% and 52% for irrigation. Back-wash and Bible camp use remained the same. From 2007-2008, house consumption increased 12% even though the Resort had a much wetter year from the previous year. More alarming is some owners used over 300m³ (300,000 litres of water) In addition some owners used 200m³ **MORE** water than they did the previous year.

When the water meter monitoring was first introduced, the current Board suggested a quota system for owners that would simply allowed so much water per house and then the water would be turned off. This was overwhelmingly rejected by owners. The Board then attempted to educate owners on the importance of conserving water as much as possible. The Resort is limited in the amount of water we can draw from the lake by Alberta Environment. We are allotted 49,340m³. Simple math would suggest that each house allotment would be 196m³. However we need to remember that the Resort irrigation, back-wash, and Bible camp water is included in this total water. If we look at a breakdown of our water consumption it looks like this

Back wash 10,580m³

Bible camp 6,800m³

Irrigation 2,270m³

Balance available for residential consumption 29,700m³ (118m³ per residence)

In 2006 the Resort consumed 54,272m³. 4,932m³ (20m³ per house) or 5,000,000 Litres over our allotment and still had 92 house left to be built. In 2007 our water usage dropped 27% to 42,911m³. 6,429m³ under our allotment but again we still had 70 houses left to be built. In 2008 our water consumption increased 12% with 70 houses still to be built. To remain under our allotment of water with a full resort, our consumption needs to drop 30% from where it was in 2008.

With the above information owners were told in 2006 that each house should target 100m³. With the aggressive water management of the Board and the reduction in Resort irrigation, each house is now able to consume 118m³ before we go over our allotment. Unfortunately the house average in 2008 was 123m³ (Entire Resort house consumption metered & unmetered).

We have asked that the proposed plant upgrade have a method that would allow our backwash to be used for irrigation which would allow the Resort to re-use 10,580m³ of much needed water for our grass/trees. We are also actively working with the Bible camp to allocate their water license to Little Bow which would also boost the Resorts quota.

Still each owner(s) should continue to look for ways to conserve water. Based on stats from 2007 to 2008, 69% of metered owners reduced their water consumption. 19% remained close to the same amount of consumption and 12% used a significant amount more. Based on this trend the Board has had to revise the water meter policy to encourage large water consumers to cutback on their consumption. For 2009, the water fee will now become a scaled fee with an emphasis that owners over 200m³ with pay a much larger percentage than those in the average 100-150m³. The new charge is below

0m³ – 100m³ \$1.00 per meter in this range
100m³ – 150m³ \$1.50 per meter in this range
150m³ – 200m³ \$2.00 per meter in this range
200m³ – 300m³ \$3.00 per meter in this range
300m³ and over \$4.00 per meter over 300m³

The discount given to each owner will increase from \$70 per house to \$100 for 2009 to further reward the water savers in the resort.

With the new policy the average owner will see a decrease of \$10 dollars while a water abuser will see an increase of \$471. Based on this year's consumption, the biggest user would see a fee of \$835. A Calgarian that used the same amount of water would pay \$1,250. Any and all revenue will go towards the water treatment plant upgrade. To date we have spent over \$50,000 towards our upgrades. Revenue from 2008 water meter charges is approximately \$7,000 which will further decrease the capital expenditure amount required from owners.

If owners are able to reduce their consumption and the Board is able to find ways to further reduce the Resort's consumption the charges on the lower end of the scale could be reduced in future years. At the present time we all need to reduce our consumption as we came very close to our quota again this year with still many more houses left to be built.

PRESIDENT'S MESSAGE

If you have any question, comments or ideas on how our Resort can conserve water, as always please feel free to contact me jon.hodal@huskyenergy.ca

I always enjoy talking owners as anyone who has spoken with me before already knows. If you would like to discuss anything, please feel free to email me. I usually respond in less than 24 hours. There are many proposed changes as mentioned above so I'm sure there are some questions.

The dock will be installed in early April depending on when the ice breaks up. There will be a new design this year that will take out the unnatural roll it did last year. More information in March.