

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

July 5, 2009

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

DUMPING OF METAL

Ray has set aside an area for metal at our dump site. As you approach the dump site it is labelled, please put your metal here and Ray will take it to the Lomond facility when there is enough. There will be no cost to the Owner.

SPEED IN OUR RESORT AND UNDERAGE DRIVERS

Once again speed has become a problem in our Resort. Both cars/trucks and ATV's have been observed driving at excessive speeds. PLEASE slow down as we have many children playing in the streets and your speed is kicking up a lot of dust especially those houses close to the mile. There are speed limits that must be observed. If you see someone speeding excessively, please report them to Braemore and if very serious, to the local RCMP. Please note license plate, date, time, and person driving/operating if known.

PROPOSED BY-LAW CHANGES

We have closed the by-law voting process. Here are the results:

Variance Powers (new) to allow the Board to grant temporary privileges for extraordinary circumstances – 85% in favour

Increasing Maximum Fines – 73% in favour

Boat Shed Administration (new) – 95% in favour

ATV's approvals with conditions to minimize exposure to liability – 80% in favour

131 owners voted. To pass we need 75% of all unit owners to approve (189 in favour). Although the percentages in most cases exceeded the required 75%, we did not have enough unit owners voting to pass the amendments. Almost all of the houses voted and the majority of the shortfall was vacant lots. The Board considers this issue closed and no by-laws will be changed. The Board has decided to wait until there are fewer vacant lots before re-attempting to pass amendments. The existing by-laws will continue to be in force.

Should people observe by-law violations they need to record the person, time, date, and action and send to Braemore Management and the Board will take appropriate action. Thank you to all who took the time to vote and express your preferences and comments.

LIGNOSULFATE ON THE HIGHWAY

As most of you know the Lignosulfate has been re-applied to highway #529 and last Friday the product was applied to the County roads that lead into our Resort. Based on the last survey, AGM and emails received after the AGM, the Board had decided to have the product placed again on the County roads. The cost was \$10,000 (same as last year) and there will be no increase in condo fees as a result. If you would like to see more of the product in the Resort or less of the product outside the resort, please email jon.hodal@huskyenergy.ca

MAINTENANCE FEE ON VACANT LOTS

Effective August 1, 2009, vacant lots or lots with trailers that are not being maintained by the owners will be maintained by the Resort. This includes cutting of grass, weed control, noting product that needs to be cleaned up or removed. There will be a \$125 charge per instance. Action will be taken at the caretaker's discretion.

LEGAL ADDRESS CHANGE

The County of Vulcan (and emergency services) will now identify Little Bow Resort as 5 South Marina Drive (Caretakers address) and not the legal address. Should Owners need to identify their location (to emergency services or otherwise) they can now use their street address included with "Little Bow Resort" and it should now be recognized by emergency services as well as utility companies. The Board has heard the County will be sending each owner an 8" x 8" sign to place at the end of their property. The Board feels this is a bad idea with snow removal and is encouraging County to not include the Resort. More info to follow.

TAXES – DID THEY GO UP???

In the fall the County of Vulcan stated that your taxes would drop by 10% from our letter campaign and constant phone calls. They have been a few reports of owners saying their taxes actually went up. Looking closer at the assessment, the Mil rate has gone down 10% but many owners within Little Bow have seen the assessed values of their houses go up. If you would like to share your tax assessment and help us continue our journey to try and lower taxes please email jon.hodal@huskyenergy.ca

REQUEST TO ALTER COMMONS OR YOUR PERSONAL PROPERTY

Reminder to all owners that any and all alterations to your property or the commons requires prior written consent from the Board. This specifically includes plating trees on common areas or areas under management of the Board.. A scaled drawing is required with as much detail as possible. Requests to alter the common areas that meets these requirements will then be presented to potentially affected unit owners or all unit owners (if a large enough impact) via our website.

REQUEST TO ADD TREES TO COMMONS

The owners of lot #173 & #174 (Taylor/Warrack) have properly requested to add 8 Spruce Trees approximately 10' tall to the commons in front of their units. The Board requests that all owners review the proposal and provide their comments, if any prior to July 15.. Please send all comments to Braemore Management. The diagram and description can be found on the web. www.littlebowresort.ca

WATER METERS UPDATE

Water meters will be read sometime in early August and an update on our usage will be given in the next newsletter

WATER TREATMENT PLANT UPDATE

As mentioned at the AGM an RFQ (Request for Quote) was made earlier in the year and Stantec out of Lethbridge won the contract. They are completing a formal review of our plant and will supply us with detailed costs to upgrade our plant. Subject to review of the Board they will also submit the application for our license renewal in September. This is well within the limits of our license expiration.

LITTLE BOW RESORT BBQ

At the AGM Tracy and Jon Hodal said that they have decided that they would like to pass on the organizing to someone else. Since no one volunteered to take over this task, the decision was made that the BBQ would be suspended. Tracy and Jon would like to thank the many volunteers, Brenda, Tom, Greg, Anne, Dennis, Lynn, Ron, Tara, Paul, and our many volunteers for setup and take down of the tents. If anyone would like to take up the planning or has another community event idea, please contact jon.hodal@uskyenergy.ca

SABC CONSTRUCTION

The expansion of the SABC will begin in the next 2 weeks. There will be a lot of construction vehicles on the roads as well as at the fork in the road. They will be some levelling and shaping of the corner. This has been approved by County of Vulcan as well as Alberta environment. Please proceed with caution as the slope of the road may change from week to week

PRESIDENT'S MESSAGE

The first meeting after the AGM was held on July 5. The first task of this meeting is to hold an election for your Board member titles. The positions for 2009 are as follows

President – Jon Hodal

Vice President – Ron Girvitz

Secretary – Carolyn Gunderson

Treasurer – Jason Feit