

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

February 1, 2010

TO: Little Bow Resort Owners
FROM: Little Bow Resort - Board of Directors

BLUE SIGNS AND NEW NUMBERING

Thank-you to everyone that voted in the recent survey requesting a numbering change. This motion did pass 73.7% in favour. The blue signs should arrive mid to end February. When the official date is known, it will be posted on the website and/or emailed to owners. We request that everyone attempt to pick up their sign or make arrangements to have it delivered to their units within 2 weeks of arrival to free up much needed space in Ray's shop. The signs must be installed on your house by May 1, 2010. Owners should know that if they have elected to have Volker Stevin install their signs, Volker will install on a post at the approved height just in front of their house (Not at the end of the road but in front of the house) For liability reasons, Volker will not touch the house. County of Vulcan mailed out to all owners what their address would be and a map of the Resort with new numbering is available on the web. Please note there was a small numbering change just before Christmas. Please make sure you have the right map.

REGIONAL WATER LINE PRESENTATION

On January 11, Jon Hodal made a presentation to the County of Vulcan requesting that Little Bow Resort be considered for funding for a regional waterline. The presentation was well received and the committee will consider our proposal. There is a water line proposed to run from Vulcan to Champion and Jon requested consideration of running the line east towards our resort. This is still a very preliminary matter and external or government funding would be required. In the event that this alternative water supply approach becomes feasible and many more details are available, owners will be given the option to vote as to whether the Resort upgrades our plant or moves to the regional waterline. The Board and the Water Committee do recognize the overlap in the water supply methods and will do their best to ensure that no capital or costs are wasted in pursuing one approach when a viable alternative approach is possible. The Board will continue to update Owners on the progress of this initiative. .

WATER STEERING COMMITTEE

The Board is very pleased to report that an excellent and talented pool of candidates have stepped forward and have formed this important committee. The Committee will be chaired by Dale Hildebrand (unit 77), with committee members being: Dave Kristensen (unit 68), Alan Maltais (unit 188), Barry Bohn (unit 94) and Board members Jon Hodal (172) and Ron Girvitz (67). The Board has ratified the terms of reference and mandate of this committee which is to oversee all major water related issues including water supply volumes, plant water treatment upgrade requirements, Alta Env water license renewals, water sales to Southern Alta Bible Camp and fire suppression requirements. The water steering committee has met twice and has met with the SABC since it's inception. There are a number of important initiatives that will be undertaken by this committee and the Board will report on its progress as appropriate.

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WATER PLANT LICENSE AND OPERATOR

We have been recently advised that our existing water diversion license that was set to expire on March 31, 2010 has been extended for an additional year. This means that we will have some additional time to consider and review water plant upgrades, the feasibility of a regional water line and having in place a level 2 operator in our plant (Ray currently only has a small systems plant license and is unable to fulfil this requirement). The Board is actively pursuing a qualified individual to address the new qualifications that will be imposed upon our water plant effective March 31, 2011. If you know of someone or are interested, please contact a Jon or Warren.

AGM (MAY 2 @ 1:30)

The AGM will once again be at SABC on the first Sunday in May at 1:30. This year there are 3 positions open for election. Please consider attending this meeting. It is the only time per year that we can get together as a group and discuss the most important issues concerning our Resort.

PAVEMENT ON 529???

There has been a number of quiet discussions about having #529 paved. Someone has let the cat out of the bag so we wanted you to hear the facts. The board has been in discussion with the County for some time about getting #529 paved. We have finally found some allies in the County who have pitched this idea to some influential people in the Province. This road currently sits on the Province's 5 year plan (meaning someday). Just recently a provincial person was in the County on this road and said "why hasn't this road been paved" There is a very high chance that this road will be moved to the 3-year plan within the next year. If that happens, it **will** happen within 3 years. There may be a small cost associated to us either through property taxes or special assessment. Options will be given to owners before a decision is made. It's not a done deal but we are getting closer.

WATER METERS READINGS ARE NOW OVERDUE

If you have an inside reading and you have not given your year end reading to Braemore, it is now overdue. As per the policy unread readings will be deemed to use 500m3 for the year. This will be credited back once the reading has been received. For 2010, the 24 houses that have inside readings must deliver their reading by January 15, 2011. Failure to deliver the reading will result in a 300m3 **USAGE** charge with no credit back. Under the current water policy this will result in a usage charge of \$675. Please ensure that you or someone sends in the reading before this date.

WATER METER POLICY CHANGES

The Board is very pleased to advise that overall water usage is down. Some of the credit is due to the unusually wet and cool summer that should have reduced irrigation demands. We would like to thank everyone who has taken steps to reduce their consumption. We have noted a large number of high usage units that have reduced their annual water consumption.

However, there are still a number of units that still have not brought their water use demands to a reasonable level. There is a fixed amount of water available and at our current usage, we will not have enough water available for all units when more houses are built.

There are still 15 houses that have used more than 200m³ in 2009 even with the very wet and cold August that should have dramatically reduced irrigation demands. As a result the water meter charge for over 200m³ will increase \$1 per m³ in order to further encourage a responsible use of water. The policy for below 200m³ will remain the same with the \$100 credit still in effect. The breakdown of the new water usage charges for the calendar year 2010 as approved by the Board is as follows:

1m³ - 100m³ = \$1.00 per m³
101m³ – 150m³ = \$1.50 per m³
151m³ – 200m³ = \$2.00 per m³
201m³ – 300m³ = **\$4.00 per m³**
301m³ and over = **\$5.00 per m³**