

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

August 11, 2011

**TO: Little Bow Resort Owners**

**FROM: Little Bow Resort - Board of Directors**

## **GENERAL ANNOUNCEMENTS AND REMINDERS**

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**BOARD OFFICERS** – Directors were elected to the following executive positions:

President	Ron Girvitz
Vice President	Tom Taylor
Secretary	Carolyn Gunderson
Treasurer	Jason Feit

**COMMITTEES** – The Committees are now fully staffed. Thank you to all volunteers.

Infrastructure - Perry Wilford (Chair), Richard Thomas, Bill Pusch, Jon Hodal, Ray Kienlein, Warren Lyckman  
Fire - Mike Geisler (Chair), Jason Feit  
Water - Dale Hildebrand (Chair), Barry Bohn, David Kristensen, Allan Maltais, Jon Hodal, Ron Girvitz, Jon Gartly (SABC), Mark Bellamy (SABC)  
By-Laws - Tom Taylor (Chair), Jason Gouw, Gordon Lenz  
External - Jon Hodal (Chair), Harvey Hillaby

**CALL FOR VOLUNTEER** – Is there a Unit Owner that is experienced in commercial insurance matters? The Board is looking for someone to provide advice and guidance regarding placing appropriate insurance concerning the water plant, fuel tank and other related items. If you have an insurance background and would be able to provide a few hours of service, please contact Warren Lyckman at Braemore. We would greatly appreciate your assistance.

**VANDALISM** – There has been a noticeable increase in vandalism at the Resort in the past few weeks. Acts of vandalism have been reported to both personal and Resort property. Please be responsible for your guests and children especially in the late evening and early morning hours. Any witnesses to acts of vandalism are asked to call the RCMP immediately and advise Braemore or Ray.

**SPEED BUMPS** – In an effort to reduce speed at the Resort, speed bumps have been placed on all major roads including the main road into the Resort after the boat sheds. Please exercise caution, reduce your speed and observe the posted speed limits.

**FIRES** – A reminder (again!) to please be responsible with outdoor fires during windstorms. There have been disturbing reports of large unattended fires during the last windstorm. Unit Owners are encouraged to call the Lomond Fire Department if any outdoor fire appears out of control or unattended.

**RCMP** – The Board was contacted by the local RCMP detachment who requested an opportunity to attend our last board meeting. Our understanding of the purpose of their visit was to advise of a major increase in enforcement of the laws relating to the use of ATV's and golf carts throughout the County. A last minute emergency prevented their attendance. We are endeavouring to reset the meeting and will advise of any information provided. Unit Owners are again reminded that the Resort roads are subject to all provincial laws that include mandatory insurance and age restrictions on motor vehicles. A reminder that any violations of provincial laws that result in fines, property confiscation or court appearances are matters between the vehicle owner or operator and the Provincial Crown.

**E-MAIL ADDRESSES** – Do you receive notices and newsletters by e-mail? If not, please provide Braemore with your e-mail address.

**FORTIS ALBERTA NOTICES FOR POWER OUTAGES** – Braemore will endeavour to contact Unit Owners via e-mail for power outages in excess of 8 hours. This is a courtesy only and not an obligation imposed upon our property manager. Unit Owners who wish to ensure notice of power outages can contact Fortis Alberta directly and receive these notices when they are distributed.

**GREASE** – We again remind Unit Owners not to dump used oil, grease and fat down the drain. We are required to hire firms to clean the grease traps several times per year. The cost is about \$3,000 - \$5,000 per year. Please dispose of grease, fat and used oil in sealed containers in the main garbage bins.

**SPECIAL ASSESSMENTS** – A reminder that many special assessments are overdue. Please remit payment at your earliest opportunity. Interest charges will be levied for late payment.

## **INFRASTRUCTURE COMMITTEE**

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Perry Wilford (chair), Richard Thomas, Bill Pusch, Jon Hodal, Ray Kienlein, Warren Lyckman

**Resort Drainage** – The drainage work is nearly complete. All that is remaining is to hydroseed the newly constructed ditches. We are waiting on proposals and will proceed as soon as possible. To date, approximately \$19,000 has been spent on the Resort drainage requirements and we anticipate additional costs of approximately \$10,000 to hydroseed.

**Boat Sheds** - Based on demand, the Board has authorized the construction of 2 boat shed structures with each structure containing 12 boat sheds. When there is sufficient demand, a third boat shed building can be constructed. There are a few boat sheds remaining and anyone interested is advised to contact Braemore. The cost is \$15,000 per shed.

**Swim Docks** – The new floating docks are complete and installed. Much thanks to the volunteers who constructed and installed the new docks.

**Grass Cutting on Mile** – A reminder that the Board has decided to experiment with reduced grass cutting on the mile. The intention is to try and reduce costs in labour and equipment. The Board has been faced with a large number of unusual expenditures over the past year (Back up Generator \$50,000, Drainage requirements \$29,000, Swim Docks \$5000, Level 2 plant operator \$20,000) and we are doing our best to reduce other Resort expenses. The Board is mindful of the special assessments that have been imposed and will be imposed in the future to pay for the required Water Plant upgrades and sincerely wishes to keep annual fees from increasing.

**Winter Deer Issues** – In an attempt to reduce the winter deer population and the associated damage at the Resort, the Resort will purchase some hay bales to be placed at or near the Resort entrance on the Mile over the fall and winter months.

**Construction Dump Closure** – A reminder to Unit Owners that the construction dump will close on December 31, 2011. Afterwards, any construction garbage will have to be disposed of at the Vulcan dump or any other suitable facility. Please do not dispose of non-construction garbage as we (Ray) have to haul such material away ourselves.

## **WATER COMMITTEE**

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Dale Hildebrand (chair), Barry Bohn, David Kristensen, Allan Maltais, Jon Hodal, Ron Girvitz, Jon Gartly (SABC), Mark Bellamy (SABC)

**Back-Up Generator** – The back up generator has been delivered and is nearly operational.

**New Water Plant Level 2** – Alberta Environment has required a level 2 water plant operator to oversee all plant operations. The Board has engaged the services of a qualified individual to comply with this requirement.

## **BY-LAW COMMITTEE**

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Tom Taylor (chair), Jason Gouw, Gordon Lenz

**RV and Trailer Parking** - The By-Law Committee has addressed the issue of RV and trailer parking past the 4 year time period. Notices have been sent to Unit Owners that have exceeded this time period to remove the trailers. Failure to remove within the specified date will be subject to fines and potentially forcible removal.

**RCMP Enforcement** - The Committee will further advise of RCMP enforcement initiatives relating to ATV's and golf carts on Resort roads.

## **EXTERNAL RELATIONS COMMITTEE**

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Jon Hodal (chair), Harvey Hillaby

**Pavement on Highway #529** - The tender has been awarded to pave the Highway on July 21, 2011. It is still possible that the pavement will be completed in the fall. Timetable is weather dependent.

**Pavement from Highway 529 to Resort** – the Committee has requested some financial participation from the County for potential pavement from Highway 529 to the Resort. The Country has declined at this time. The Committee will investigate other approaches to secure other financial assistance and report back in due course.