

## Little Bow Resort Newsletter

### August 2014

The AGM for Little Bow Resort was held on May 4, 2014. Unfortunately, the attendance and the proxy's received were not enough to provide a minimum number required for a quorum (a quorum is the minimum number of units represented in person or by proxy required to hold a legal meeting). Attendance at the annual meeting or providing your proxy is your means of having your say as to who is representing you on the Board of Directors for the resort and providing your vote on any major issues presented at this meeting. We hope that you will consider representing your unit at the 2015 AGM.

The following is a list of the Board of Directors who were elected at the May 4<sup>th</sup> meeting:

Connie Burndred	Unit 657	President
Richard Thomas	Unit 454	Vice President
Harvey Hillaby	Unit 103	Treasurer
Doug Evans	Unit 448	Secretary
Gordon Lenz	Unit 145	
Bill MacDougall	Unit 455	
Dennis Smith	Unit 677	

During the meeting, numerous people expressed their concerns about a lack of communication from the Board of Directors. To remedy this we have reinstated the Little Bow Resort newsletter and we will try to publish it regularly (as long as there is information to report. Please feel free to critique this newsletter or provide me (Doug Evans) with your ideas of what you would like to see in future newsletters. The new Board of Directors met for the first time on June 22, 2014 and is scheduled meet again on August 17, 2014.

#### **Water Plant Upgrade**

The license to operate the Little Bow Resort Water Treatment Plant (WTP) was renewed effective February 1, 2013 by Alberta Environment and Sustainable Resource Development (AESRD). As a condition of this renewal, Little Bow Resort is required to upgrade the plant to meet the performance standards required by AESRD, under the current legislation, by April 1, 2016.

To achieve this end a committee was struck to manage the WTP upgrade project. The committee currently consists of David Kristensen, Barry Bohn, Richard Thomas, Ron Girvitz, Alan Maltais, Ray Kienlen (Little Bow Resort), Jon Gartly (Southern Alberta Bible Camp), Mark Bellamy (SABC) and Warren Lyckman (Braemore Management).

To date an assessment of the plant operations and pre-design assessment report have been submitted to AESRD. This report included an engineering assessment by MPE Engineering, a Process Evaluation Report and a Pilot Filtration Study and Filter Evaluation performed by AWI. In addition an emergency generator has been installed at the WTP in order to allow the plant to continue to operate in the event of a power failure.

Of the treatment systems investigated, that would meet the requirements of AESRD,

an Upflow Adsorption Clarifier has been selected as best meeting the needs of the Little Bow WTP. The Upflow Adsorption Clarifier is the lowest cost, easiest to operate and has the smallest footprint of the options available. MPE has been selected to solicit and prequalify 3 to 5 design build contractors from which a contractor will be selected to construct the plant upgrade.

The Preliminary Budget Estimate for the project is \$ 1,603,000. The breakdown of the budget costs are as follows:

**BUDGET COSTS:**

\$ 246,500	upflow adsorption clarifier
\$ 243,500	filter upgrade, mechanical, valves, meters, and chemical feed systems
\$ 177,500	electrical, controls & instrumentation
\$ 435,500	mobilization, site work, shipping, installation, training
\$ 50,000	backwash water tank
\$ 100,000	firewater storage tank
\$ 50,000	engineering (MPE - owner representative)
\$ 200,000	construction contingency
\$ 100,000	relocate shop

**\$1,603,000\* Preliminary Budget Estimate**

\*Actual costs won't be known until project is out to bid

To date \$ 878,500 has been collected by way of special assessments levied on the unit owners commencing in 2011. A planned special assessment of \$ 1,800 per unit for each of 2015 and 2016 will raise another \$ 907,200 for a total of \$ 1,785,700. Once the final project bid costs are known it is possible that the special assessment planned for 2016 may be reduced. To date \$ 94,500 have been spent on the project, approximately \$ 35,000 on the emergency generator and the balance on engineering and consulting. The balance currently in the WTP Upgrade Fund is \$ 791,891.

The upgrade of the WTP will result in the WTP occupying the entire building. Currently ½ of the building serves as a shop for repair, maintenance and storage of equipment. As a result a shop will need to be constructed to replace the portion of the WTP building that currently serves as a shop. A package for a metal building (30' x 40') metal building has been purchased at a cost of \$ 13,440. Detailed plans for the shop are currently being drafted with expected completion at the end of July. Following which the construction of the shop will be put out to tender. It is anticipated that the shop will be built in the fall of this year.

The schedule for completion for the rest of the WTP upgrade is as follows:

- Request For Proposal Pre-Qualification: May, 2015
- Request For Proposal Period. June, 2015
- Award to Selected Design-Build Contractor: July, 2015
- Construction Start-Up: August, 2015
- Construction Completion: February, 2016
- Commissioning: March, 2016

- Project Completion: March 31, 2016

### **Little Bow Resort Web Page – Buy/ Sell/Lost/Found**

At the June 22<sup>nd</sup> board meeting it was brought to our attention that there were many items listed that were many years old or perhaps had already been sold or recovered. To keep this service current and more effective we made the decision effective August 1, 2014 the sales listings will only be kept on the web page for a period of six months from the date that the listing was posted, after which it will be removed. Elfie Hall volunteers to maintain the Buy/Sell page (and in fact the whole Little Bow Resort Web Site). Please help her out by advising her when an item has been sold so that it can be removed promptly. If your listing has expired, and consequently removed, you can also contact Elfie to relist it. Elfie can be contacted at [jim.elfie@gmail.com](mailto:jim.elfie@gmail.com) with your BUY/SELL information.

### **Truck Purchase for Resort Maintenance**

We have purchased a used one ton truck for the resort. This will be used for hauling dead trees and branches, compost, gravel, dirt, and to haul water to new shrubs in the walk ways. A truck will be a more effective and efficient vehicle for these purposes rather than the tractor. Ray will be able to do these jobs easier and more effectively. It will also be very handy to have an extra set of wheels around the resort.

### **Garbage Bins & Recycling Depot**

Unfortunately, this item ends up time and time again in our newsletters. Here is the problem; plain and simple. All of the garbage disposal sites within the County of Vulcan are classified as transfer stations rather than actual dump sites. This means that everything that is delivered to them must be further transported to a landfill for proper disposal. Everything that is delivered to a County of Vulcan transfer station must be sorted and placed into certain designated areas. There are separate areas for wood, metal, appliances, dangerous goods and chemicals, electronics, cuttings from lawns and trees and shrubs, and household garbage. Generally, household garbage is defined as the type of non-recyclable waste that you place in garbage containers inside your home. If there is more than household garbage picked up from our bins, the company who picks up our garbage is forced to sort it. **We have been warned that if our garbage requires sorting we could be faced with a \$500.00 per load sorting charge which would increase our garbage disposal fees astronomically. They have also threatened to totally discontinue our pick-up service which would force each and every one of us to take our daily garbage to one of the transfer station ourselves.**

The County has also placed a recycling station on our property to help reduce material delivered to the landfills. This includes a large bin for cardboard. Please ensure that all cardboard packaging is broken down to ensure that the maximum amount of cardboard can be placed in the bin and the number of pick-ups required is minimized. Inside the recycling station there are designated stations for various types of recycled material. Please ensure that only the recycled material designated is put into each station. Please do not put items in here that you think might be useable by someone else. The Resort ends up disposing of these items

which also increases our operating expense.

For your convenience the Resort has provided additional garbage disposal options:

One of the metal bins has been labeled as “Wood Only”. Small scraps of wood can be disposed of here.

A bin has been provided for unwanted electronics but keep in mind the Resort has to pay someone to dispose of these. Electronics can be disposed at any of the County Transfer Stations without charge.

A collection box for returnable bottles and cans has also been placed in the garbage bin area

There is a compost area behind the campground for disposing of grass clippings and leaves, along with a separate area for tree branches, hedge clippings, and dead trees or shrubs.

Approval was given at the last Board meeting to a motion requiring that all construction within the resort must provide proper methods for the collection and disposal of construction debris.

All other items that cannot be placed in any of the disposal sites mentioned above must be hauled to either a Landfill or one of the County Waste Transfer stations by the unit owner. Following is a list of the Waste Transfer Stations within Vulcan County and the hours of operation. There is no charge to deliver waste to any of the Transfer Stations.

### **Vulcan and District Waste Commission**

#### **Waste Transfer Station Hours of Operation.**

	<b>Champion / Carmangay</b>	<b>Lomond</b>	<b>Milo</b>	<b>Mossleigh</b>	<b>Vulcan</b>
Monday		9am - 12pm			1pm - 5pm
Tuesday	5pm - 8pm		1pm - 4pm		
Wednesday	8am - 12pm			1pm - 4pm	5pm - 8pm
Thursday		1pm - 4pm	9am - 12pm		
Friday				9am - 12pm	1pm - 5pm
Saturday	1pm - 5pm		9am - 12pm	1pm - 4pm	8am - 2pm

### **Blackspring Ridge Wind Project**

A letter has been sent to EDF EN Canada Inc. outlining some of the concerns expressed by some of the residents of the Resort regarding the Wind Farm. We have received a response indicating that they would be in favor of meeting with us, however, a date and time for this meeting has not yet

been scheduled. If you are interested in reading the letter sent to EDF EN Canada Inc. it is on the Little Bow Website under 2014 News.

### **Dust abatement on County Road from SH 529 to entrance to LBR**

The County will once again apply the dust abatement to the County road. In preparation they have spread additional gravel which was desperately needed. The County is now awaiting the delivery of the dust abatement product and it will be applied once the product is received.

### **Safety,, Safety,, Safety.**

We cannot stress enough the need to be cognisant of safe practices at LBR. The following is not an inclusive list but stresses the most important or some of the issues that have arisen:

#### **Fireworks**

Fireworks may not be discharged in the County of Vulcan unless a permit is obtained from the County of Vulcan. An information sheet describing the County bylaw was hand delivered to every unit within the resort and a copy of the information sheet is in the 2014 News section of the LBR website. Even with a permit, fireworks should not be discharged during adverse weather conditions or after the 11:00 PM LBR noise bylaw. It is illegal to discharge fireworks during a Fire Ban!!!

#### **Road Safety**

The posted speed limit within the Resort is 25km. This speed limit was established and is stated within the Resort's bylaws to protect the residents and guests of LBR (especially our young ones). The stop signs have been posted at the intersections that are most dangerous and therefore need to be obeyed. Underage drivers of motorized vehicles are of particular concern and therefore this practice will not be tolerated. Extra vigilance is required during times when the Resort is busy as the roads are very congested with pedestrians, bicycles, vehicles, and boats. The RCMP do patrol the resort randomly and will come to the Resort to investigate any complaint made to them. Our Resort roads are governed under the Highway Traffic Act and therefore any infractions are enforceable by the RCMP. As unit owners we all have the responsibility to keep the roads safe within our Resort.

#### **Firearms**

Paragraph Y, Section 37.2 prohibits the use of firearms, bows, arrows, slingshots, or airguns on the Resort property. This includes all of the land owned by the Condominium Corporation including all of the undeveloped lands to the east of the Resort.

I am sure you will all agree that if we can adhere to a few pretty simple rules we can keep Little Bow Resort a safe, fun and relaxing place for everyone. This will also eliminate the need for enforcement which could have unpleasant consequences for all of us.

### **Storage Compound**

The outdoor storage compound located by the garbage collection site has become an eyesore. Unfortunately, where it's located is one of the first things you see upon arrival at the Resort. The compound was originally established to store boats before the boat sheds were built. Over time it has also become a place to store trailers, vehicles, fishing shacks and a whole bunch of other stuff. At the last Board meeting we discussed what the purpose of the compound should be and the various alternatives to get it cleaned up.

The compound should remain for storing watercraft and recreational vehicles for the unit holders only.

At this point we are asking people to voluntarily remove their belongings other than those identified above. If this is not successful, then our only alternative will be to identify the items which cannot be stored there and if the owner cannot be found the Resort will take steps to dispose of them.

Please note that there is storage for the fishing shacks behind the campground area.

### **Use of Recreational Vehicles within the Resort**

Recreational vehicles cannot be parked on any unit within the resort. If you require the use of your RV or have a guest bringing an RV they must use the campground. You can temporarily park your RV (24 hours) for the purpose of packing it up or cleaning it out but you must advise Warren Lyckman at Braemore Management (warren@braemoremanagement.com or (403) 329-3777) of your intention to do so. In the future all RV's parked illegally will be asked to remove them. No exceptions will be granted.

I think that we are all aware that if a by-law infraction cannot be resolved amicably with a unit owner, then the Condominium by-laws provide an enforcement provision where fines can be levied to the unit owner for failure to comply. Please note that the unit owner is also responsible to ensure that their guests adhere to the resort rules.