

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

March 30, 2007

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

With spring approaching activity at the Resort is coming back to life. The following is an update of the condo corporation's activities since Christmas:

BYLAW SURVEY

A more comprehensive internet survey seeking owner's views on the current and proposed draft bylaws is now available. Please access from our web site at www.littlebowresort.ca. Please complete the survey by the end of April 2007. Also on the web site are some related documents if you wish to refer to them. The survey is quite long – please take the time to complete as we value your input.

ANNUAL GENERAL MEETING

Mark your calendars – the AGM is currently scheduled for Sunday, May 6, 2007 starting at 1:30 pm at Legion in Vulcan. Unfortunately the Bible Camp is in use each weekend and unavailable for our AGM. A meeting notice will be mailed out next week.

In addition to the usual year end items, the Board plans to present the results of the bylaw survey and seek input on the next steps to take with the draft proposed bylaws. We also plan to present a proposal for additional underground irrigation at the Resort.

Four of the seven positions on the Board will be contested at the AGM. We will be taking nominations from the floor. Please consider volunteering for a position on the Board.

VOLUNTEERS NEEDED!

Over the Easter weekend we are planning work parties to place gofer poisoning down the holes (this was very effective last spring), clean up the beach area and remove the concrete blocks from the second boat launch. If you can help out please report to Unit 174 (Kelly Warrack) on Friday April 6th at 10 am and/or to Unit 14 (Darrol Lucas) on Saturday April 7th at 10 am.

The ice pushed up some of the concrete blocks on the 2nd boat launch this spring. We plan to remove the concrete blocks as they represent a safety hazard. We are working towards having the 2nd boat launch repaired this fall.

GARBAGE

The Vulcan Waste Authority has formally advised us that they will no longer be providing the service of removing our garbage from the green bins to the Lomond transfer station. We are in the process of contracting with a third party to supply more (about six) and smaller bins with lids (6 cubic yards vs. the 9 cubic yard green bins). The change will likely occur in April. It is anticipated that the higher cost of the third party contractor will be in line with the amount budgeted for 2007.

The Board is also working with the Vulcan Waste Authority and the County to have a recycling station installed at the Resort. We are hopeful that Owners will embrace recycling to reduce our waste stream, especially the large amount of cardboard that tends to fill the green bins.

Recycling should help reduce the garbage removal costs as the recycled material will be removed at no cost to us.

We would like to remind all Owners of the rules regarding garbage:

- All garbage placed in the bins should be in a bag or other container
- Small sized non-combustible construction waste goes into the bins
- Combustible (no plastic) construction waste goes to the construction pit
- All large volume household (e.g. furniture, appliances, etc.) and non-combustible construction waste items (e.g. plastics, metal, etc.) go to a transfer station, at the owner's cost.

WATER AND SEWER INFRASTRUCTURE

Ray has been busy doing some upgrades at the plant over the winter. The Board plans to hire a contractor to service some of the larger equipment items. In addition, a few pieces of equipment are slated for replacement.

The main water pump that feeds the water treatment plant is due for a change-out this spring. The pump will be replaced with a refurbished pump we have in storage and the pulled pump will be re-furbished for future use. Also this spring the sewer lift station will be cleaned out and one of the sewer pumps will be replaced and refurbished.

The condo corporation has retained MPE Engineering out of Lethbridge to perform a study on the feasibility of the permanent installation of the irrigation pump located near the boat dock.

SUMMER HELP

We have budgeted for a full time staff person to assist Ray over the summer. If you know anyone who may be interested please have them send their resume to Warren at braemore@telusplanet.net and Ray at lbresort@wildroseinternet.ca or mail to the Braemore office in Lethbridge:

Warren Lyckman
Property Manager
Braemore Management Ltd.
#305, 220 - 3rd Avenue South
Lethbridge, Alberta T1J 0G9

ICE FISHING SHEDS

Due to growing congestion in the storage yard, we ask that owners store their ice fishing sheds in the area behind the campground. Please see Ray who will show you where the sheds are to be stored.

If you have any questions or comments please write or e-mail to our manager Warren at Braemore.

Kind regards.