

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

December 1, 2007

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

Winter is here and it is cold. The memories of summer are quickly fading. Time for a warm winter vacation! The following is an update of the condo corporation's activities.

BOACH LAUNCH OCTOBER 13

The Boat Launch is in! Thanks to our volunteers for giving up their day and putting in the launch. We had an awesome crew.

CONDO FEES 2008

The condo fees for 2008 will be \$1200. This is an increase from \$1150 for 2007. Almost all of the \$50 increase will go to the water treatment plant upgrades. We had a Government review on November 23 (more on this to come) and the recommendations will be about \$100,000 (about \$400 per unit) to allow us to renew our water license in 2010. The total cost is not yet known but the Board felt it easier to start saving and completing upgrades now rather than all at once in 2 years.

CONDO FEES DUE DATE

The due date for the condo fees will remain February 29, 2008 even though our AGM will be May 4 (at the Bible Camp). In the past the Resort has had to borrow money in order to pay our bills for the first 5 months of the year (year end was September 30 and the Resort had to borrow money until end of February). Keeping the Condo Fees due in February means we will only have to borrow money for 2 months. As our resort grows this will prove to be a bigger savings in the coming years and help to keep Condo fees lower.

RECYCLING BINS

The recycling Center is up and will be commissioned very soon, we're just waiting for the bins. Watch on the website for a posting on the start day. We are also working on having street lights installed to illuminate the bins, the gas pump and the entrance to the storage yard.

GARBAGE

The Resort continues to receive household garbage at our dump site (couches, washers, dryers, beds, etc). A reminder that these items are not allowed at the dump site and Ray has to remove these and take them to the Lomond waste facility at the cost of us owners. This continues to be a significant cost on our budget and may result in Condo fees going up to balance. Please take your household garbage to the Lomond facility yourself. They're open on weekends and hours are posted on the website.

SHORELINE CLEANUP

Last spring we had a shoreline cleanup. We had 20+ volunteers spending only 2 hours helping to cleanup the shore so that we may all enjoy the beaches. This is just a VERY early notice that we plan to do this again next spring. We would like to have it in February/March timeframe as the ground is still frozen and we can move the tractor onto the beach and pick up the rocks that we were unable to get this spring. More information and a date will be announced in February.

WATER METERS

The Board has spent MUCH time on this issue. Everyone will be happy to know that the current Board represents all corners of this issue. Water savers, full timers, water users, frequent summer users, etc. so all sides have been represented here (which is why we have talked so much about water meters over the summer, fall and now into winter) The Board is very close to a proposal that we believe is fair to all sides and will be e-mailed to owners very soon.

HEDGE TRIMMING

No new information here. Green Tips has been very busy this fall and has trimmed some of the hedges. They are not yet done and will be back to complete ALL the hedges. The Board didn't receive any requests to NOT trim hedges, (double negative intentional) therefore all hedges will be trimmed. If you don't want the hedge on your side to be trimmed, please email jon.hodal@huskyenergy.ca.

ECOLAWN

Nothing new to report here. The eco-lawn grass was planted August 29. To date it has grown about 1/4" which is what was expected as it is a very slow grow grass that requires little to no water once established. As the Resort has now had frost, the grass will not grow anymore until the spring.

ATV'S

At the AGM owners requested that the Board obtain a legal opinion on the risks to the Condominium Corporation from not enforcing the by-law that prohibits ATVs at the Resort. A draft opinion has been received and confirms that the Condominium Corporation has significant liability risk. Three options were provided for the Board's consideration. The Board is currently digesting the legal opinion and will provide a memo to owners in the New Year.

SPECIAL GENERAL MEETING/OPEN FORUM

There is still debate as to having an Open Forum get together (formerly SGM) in the spring or to simply pick a couple of topics for the AGM and have representation from both sides and discuss.

LIGNOSULFATE (TREE SAP) IN THE RESORT

Since the survey was sent out, the Board has received e-mails and have found other types of products. All products are being investigated and we are going to try and get some test areas in the spring and see how they fair against our driving/walking habits. More information as it becomes available.

If you have any questions or comments, please write or e-mail our manager Warren at braemore@telusplanet.net

PRESIDENT'S MESSAGE

Winter is here. There is so much less traffic going back and forth to the lake. If you will not be at the lake for a while, please walk around your cabin and make sure everything is secure. The wind can be very strong in the south. There have been BBQs, awnings, SHEDS blown over and it just makes a mess of everything. Nothing says Southern Alberta Winter like shed debris flying by your house.

I don't have anything new to report on money generating ideas. There is so much politics involved. We can't get these grants as we are not a town and we can't get these grants as we are too big of a Resort.

Next newsletter will be near the end of January as not as much is happening in the winter months.

Have a great Christmas and we'll see you in the New Year!