

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

September 28, 2009

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

WATER PLANT MAINTENANCE

The Plant will need to be shut down for 2-3 hours sometime after the Thanksgiving weekend. It will occur mid week. If you are fulltime or will be at the lake during this outage, please watch the webpage for the specific date and time.

WATER PLANT UPGRADE

As many of you know, Alberta Environment will require an upgrade to our water treatment plant. We will be required to clean the water to a higher standard and new equipment will have to be installed to accomplish this requirement. It is expected that the timing of this upgrade will have to be completed within the next few years.

The Board has started to address this upgrade requirement by first retaining an independent firm to review our existing facility and to recommend specific upgrades to not only achieve regulatory compliance but to also consider plant reliability. We are now in receipt of this report. A copy is available to any unit owner upon request. Please direct your request to Braemore Management. A copy will also be posted on our website and will be password protected.

The report recommends two different approaches to upgrade the water treatment process. The conceptual preliminary cost estimates of these upgrades range from \$750,000 to \$1.168 Million. Unit Owners should realize that this water treatment upgrade will be the single biggest expenditure undertaken by the Resort to date and costs will ultimately be borne by all Unit Owners.

The Board will continue to work towards meeting our regulatory obligations imposed by Alberta Environment and to ensure that our water treatment plant is reliable. The Board will continue to update Unit Owners as to the progress of this upgrading project.

WATER PLANT STEERING GROUP

As outlined above, this water plant upgrading project will be the single biggest and most expensive undertaking by our resort. The Board wants to ensure that this project is given the necessary attention and expertise so to ensure the interests of all Unit Owners are protected.

The Board is asking for a few good volunteers to participate in this steering group. We need individuals that can help make good decisions concerning the available upgrading options, to oversee the implementation of the work, to consider how we might best pay for these upgrades and to assist in the communication to Unit Owners.

As stated, this does represent the biggest and more important project undertaken by the Resort. We need a group that can lend its expertise and experience to ensure that this project will proceed smoothly.

It is hoped that this steering group will consist of a few board members and members with specific expertise outlined above. It is expected that the members of this committee will remain until the project is completed.

Please consider assisting the Board and the Resort with your time and talent by contact Braemore Management for more information or to express your interest.

VULCAN PROPERTY TAXES

If you have not paid your property taxes, they are now due or (or overdue). Please call the county ASAP if you have not already and confirm your revised bill. **403-485-2241**

WATER BUOYS 'CAPTAIN'

We are looking for someone to co-ordinate and manage the installation of the swim buoys, swim area, rafts and no wake zones each year. The individuals that have done this for the last several years would like to pass the torch on. There is some light repair needed each year on the rafts and the previous volunteers would be more than happy to show how this is done and walk through what is involved each year. Once a date is chosen for spring install and fall de-install they simply send a note to the Board to place something on the web if volunteers are needed. If you would be willing to help out, please email Braemore Management or a Boardmember.

FIREMANS CALENDER

Mike Geisler is selling the Banff firemans calendar. The cost is \$20 and \$12 from each calendar will go directly into our Little Bow Fire Protection program. Please email Mike at mikejgeisler@yahoo.ca to buy a calendar. Please consider contacting your friends and family as well as all funds will directly help our Resort.

COUNTY HELPS GRADE LITTLE BOW MILE

In the summer, our road was in desperate need of repair. The County donated 4 truck loads of gravel to our mile. Owners should remember that this road is considered our driveway and is not required to be maintained by the County. The Board has thanked the County for the continued generosity.

BLUE EMERGENCY SIGNS

A couple of months ago, in the newsletter, we mentioned that EMS wanted to place blue emergency signs at everyone's house. You may have seen them on your way to the lake in Vulcan County. The Board was told that these signs were not intended for town/village type settings and we wouldn't be getting them. However, the County has changed their position over the last week. It is now a bylaw that all Homes in our resort must have these signs. Volker Stevin has been having locates done to find locations within the Resort to have these signs placed. The Board has asked that they not be placed at the end of the driveways as it affects snow removal, boat turn arounds, etc. The County would like a recommendation from us as to where they should be placed. As they are intended for EMS, they should be consistent with each house/lot. If you have a recommendation, please send it to jon.hodal@huskyenergy.ca no later than Friday October 2 to be submitted to County by October 5

TREE SURVEY

The tree committee is in the process of finalizing the Tree Survey and expects it to be released in the near future.

HALLOWEEN AT THE LAKE

As Halloween falls on a Saturday this year, a number of owners have asked to have a 'trick or treat' event at the lake. As the purpose of Halloween is to get as much candy as possible (kids views), this idea is only possible if enough people choose to spend Halloween at the lake. If you would be interested in spending that weekend at the lake, please email tracyhodal@hotmail.com this is not a committal as everyone understands that in order to make it work we need a number of people. If enough people are interested, an email will be sent out to 'Halloween group' and they can then decide if it will be worth the trip.

METAL DOCK TO BE REMOVED OCTOBER 3

The metal dock will be removed this weekend October 3. If you are able to help, please meet at the boat launch at 10:00