

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

May 26, 2010

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

NEW BOARD MEMBERS

Thank you to all Unit Owners who attended this year's AGM. We are grateful for the contributions made by Mike Geisler who has concluded his term on the Board. We are pleased to announce that Jason Feit and Ron Girvitz have agreed to a second term and wish to welcome our newest Board member, Tom Taylor.

BOARD REORGANIZATION

As discussed at the AGM, the Board would like to reorganize how issues are managed at the Resort. Current and past Boards have typically met 6 to 7 times per year to address issues arising. Between meetings, there is usually a fair amount of e-mail traffic attempting to address issues of pressing concern.

There are a few issues arising with the Board's current operation:

1. Issues of short term focus tend to dominate the Board's time and energy. As a result, items of longer term nature tend to be addressed on a lower priority;
2. There are a substantial number of experienced and capable Unit Owners whose knowledge and experience are not utilized; and
3. Board members may not always have the necessary expertise to address certain issues

When the issue concerning the water plant upgrades arose, the Board realized that a different structure would be required to address this important matter. As a result, a separate Water Committee was formed comprising members with the necessary experience and ability. The Board is very pleased at the progress completed by this committee and wishes to use this model to address other substantive matters.

This committee structure has the advantage in narrowing the focus of the committee to specific issues of interest and allows the Board to delegate the management of this issue. In this way, the time required to participate on any committee is limited and not onerous. The Board still retains all decision making. To ensure adequate communication between the committee and the Board, a Board member will serve on or chair the committee.

The Board wishes to proceed with expanding this committee structure for specific areas of interest. **We are asking for volunteers to participate in any of the committees listed below.** We are hopeful that these committees will attract Unit Owners that wish to get involved in the operation and management of the Resort while keeping their time commitment reasonable and their areas of involvement limited to specific issues.

If you are interested in joining any of these new committees, we would ask that you express your interest to Braemore Management (Warren Lyckman) not later than June 21, 2010. If you have any questions, please also direct them to Braemore.

The new committees we wish to establish are as follows:

1. **Fire** - Fire prevention and suppression is one of the fundamentally important areas of risk management concerning the Resort and is one of the Board's highest long term priorities. Our current abilities in these areas are not adequate. The committee needs a few volunteers that can help determine, organize and implement sufficient equipment, training and education to ensure that all reasonable steps can be taken to assist in fire prevention and suppression, if required. The committee will be chaired by Mike Geisler who is an EMS professional.

2. **Trees** – Over the past few years, there have been a number of issues arising concerning trees on common areas and Shore Lease Lands (belonging to Alberta Environment). At issue is the long term management of sufficient numbers and varieties of trees on these areas. We need a few individuals that can help sort out the needs of the Resort and the various competing desires for trees. When some kind of reasonable consensus is reached, the Committee should be prepared to assist in the applications to Alberta Environment (if Shore Lease Lands), the planting and the longer term maintenance of these trees.

3. **By-Laws** – This Committee will have two basic focuses. The first is the short term issue of by-law infractions. When infractions arise, the Committee will need to take steps to ascertain the facts, get statements and attempt to resolve any issues arising. If necessary, the committee will make recommendations for any resulting fines. We are particularly interested in trying to take steps to resolve conflicts between Unit Owners whenever possible. Committee members should be longer term Unit Owners that have a sound overall understanding of the issues arising within the Resort and should be well known around the Resort and perhaps reside on a full time basis.

The Committee will also have a longer term focus that being recommendations and assisting the board to make changes to our existing by-laws as appropriate.

4. **Infrastructure** – This is the “hands-on” committee who can take a practical approach to the general repair and maintenance of our basic infrastructure: roads, docks, swimming areas, caretaker's (Ray) house, equipment and construction dump. Committee members should be knowledgeable in construction, maintenance and procurement of these infrastructure items.

5. **External Relations** – These are our Resort “diplomats”. At issue is our desire to continue the good and effective relations between the Resort and third parties such as the County of Vulcan, surrounding villages and towns, Alberta Environment, other resorts of similar stature (Lake McGregor Country Estates for example or new proposed developments in the area). The committee members will assist our Property Manager as required and will need to attend various meetings representing the Resort's various interests. Committee members should be experienced and knowledgeable of the overall operation and issues of concern to the Resort.

Please consider assisting the Board and the Resort with your time and talent by contacting Braemore Management prior to June 21, 2010 for more information or to express your interest in joining any of these committees.