

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

November 1, 2010

**TO: Little Bow Resort Owners**

**FROM: Little Bow Resort - Board of Directors**

## **GENERAL ANNOUNCEMENTS AND REMINDERS**

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**FIREBANS AND FIREWORKS** - Please be reminded that during a fire-ban, use of fireworks at the Resort is absolutely prohibited. Sorry to state the obvious but it appears that some still need to apply a little common sense in this regard.

**GARBAGE DUMP** – Unit Owners are again reminded that our garbage dump is for combustible construction material only generated from the construction of dwellings at the Resort. Ray is advising that he is finding furniture, appliances and a significant amount of material not generated at the Resort that belong in an actual landfill and not our construction dump. Please do not import your garbage and waste from off the Resort. The Board will now likely have to hire a disposal firm to haul away this material.

**SPEEDING** – We again need to remind all Unit Owners to please SLOW DOWN on all Resort property including the road from the boat sheds to the boat launch. There are many pedestrians including children playing in the area. Please observe the posted speed limits.

**ATV USAGE** – The Board wishes to report a disturbing increase of the use of ATV's by very young children. There have been numerous occasions reported whereby young children (under the age of 10) have been observed operating a child-sized ATV without the assistance of an adult. The Board is very concerned with the prospect of injury to the child driver or to an innocent pedestrian. Unit Owners are again reminded that the RCMP view the Resort roads as "public" highways and subject to all provincial laws. Any Unit Owner observing a potentially dangerous situation arising as a result of the use of the roads are reminded to contact the local RCMP.

While we all want to allow Unit Owners and their guests to utilize Resort property in a manner that maximizes their enjoyment, common sense and some respect for other Unit Owners must prevail.

The news media is advising that it is expected that a bill will be introduced in the provincial Legislature to make mandatory the use of helmets on all ATV's. Please see the website for further details.

**NEW NEWSLETTER FORMAT** – With the implementation of our new committee structure, we will experiment with a new newsletter format to highlight the major activities undertaken by our committees all of which have been reviewed and approved by the Board.

## **INFRASTRUCTURE COMMITTEE**

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Perry Wilford (chair), Kevin Hillaby, Jason Feit, Bill Erickson, Ray Kienlen

**Resort Drainage** - This past summer we experienced an extremely powerful storm cell that came through the area. The amount of precipitation that fell was extraordinary and it offered us an opportunity to see how drainage was working at the resort. As a result, we engaged Cicon Engineering (the original designers of this aspect of the resort) to do a study of our drainage patterns. You may have seen some stakes that a survey crew have placed in certain areas around the resort. Please do not remove these.

The good news is that the resort is performing very well to these sorts of events. One need only look to what happened at the Provincial Park to see how bad it could have been. Some points that you should know:

- All green spaces are designed to be catch basins during extreme precipitation to slow run off and washout. When you see the green spaces "flooded," this is what is supposed to happen.
- Certain walkways are designed to direct water off the roads and onto the green spaces and others are designed to direct water off the green spaces.

Generally these aspects of the resort are working very well but some deficiencies have been identified. To this end, the Committee has begun a process whereby these deficiencies are addressed to minimize the risk to all homeowners during extreme acts of nature:

- Ray had a grader brought on site and over the last month has been bringing our resort roads back to the proper "crown" or slope based on the original engineering specs. This is a process that will likely occur every 2 years or so.
- We will be digging a drainage ditch on the east side of North Marina Drive that will direct all water off the hill of phase four down to the Boat Launch Parking area and diverting it north. This will stop all runoff from crossing the road in that area. It was suggested that this alone will greatly minimize any risk in that area.
- The berms and culverts on the slopes below South Marina Drive and Wildrose Way have settled and been overgrown over the last 15 years so these will have to be brought back to their original specs.

There are a few other areas that require attention as well but these are the key points. You can expect to see this work during the Fall and Spring of the coming year. There is money in the current budget for this work and no special assessments are required to fund these initiatives.

**Boat Launch Parking Area** - After receiving an approval from Alberta Environment to expand our parking area of the Boat Launch, work was mostly completed this fall. A large amount of fill from basement excavations was used to expand the western side of the parking lot which will now accommodate an estimated 20 more vehicles and trailers if all users park appropriately. Please use this area by parking in the same fashion we use on the East side of the lot which is "vertically" and not "horizontally." Four loads of top coat gravel will be spread in the spring to complete the project.

**Floating Dock** - Our current Floating Dock has performed extremely well given that it is now a few years past its lifespan. We shall continue to use this system as it works best for our environment. We are currently identifying how many "pods" need to be replaced to ensure longevity and also identifying how many pods it will take to widen the existing setup. (ie. Rows of three pods per slip instead of two and so on...) When we have the numbers, the Committee will look at the feasibility of this project with respect as to how to fund it. We may be able to utilize discarded pods (broken cleats but still floatable etc) to be the floatation system for a new diving platform in the swimming area.

**Helicopter Landing Area** – A proposal was received seeking to designate an area for the exclusive use of helicopter landing. The Board is mindful of the need to balance a unit owner's desire to use the Resort's property for their pleasure and convenience against the right of all unit owners to enjoy their property in a peaceful and respectful manner. The Board has devised what it feels is a fair and reasonable balance of these competing interests. We have approved an area that will be designated for the exclusive use of a helicopter landing that will be located adjacent to the storage yard on the side opposite the road along the mile. The use by any Unit Owner or their guests is subject to the following conditions:

- (a) prior Board approval is required which shall require proof of insurance in form satisfactory to the Board;
- (b) in order to minimize noise and disturbance to unit owners, there shall be no flyover of the unit residences (including the Bible Camp) unless at a height of not less than 2000 feet;
- (c) the Resort shall not be responsible for any damage to the helicopter howsoever caused including vandalism; and

- (d) The pilot shall indemnify the Resort from any claims arising out of the use of the helicopter landing area.

This approach shall be for a one year trial period and will be re-evaluated after this time. Any Unit Owner with any concerns or complaints concerning helicopter usage is asked to forward these to Braemore.

Unless in an emergency situation, no helicopter may land in any other Resort common areas or area owned by Alberta Environment and leased to the Resort (shoreline to berm). No exceptions. We remind you that certain areas on common property or shore lease property have been designated as STARS air ambulance landing areas and it is important to keep these areas clear.

**Boat Sheds** – The Board is of the view that there exists a shortage of boat sheds for use by Unit Owners. Boat sheds should not be allowed to become a scarce and expensive commodity but instead should be reasonably available to Unit Owners when demand is sufficient. The Board has authorized a survey to be undertaken to identify suitable area and design of additional boat sheds. Assuming suitable design and location are identified, it is planned that construction will commence next spring.

The pricing of these new boat sheds will be in accordance with their estimated fair market value not to be less than actual construction costs. In the event that there is some profit arising from the sale of these boat sheds, it is anticipated that some of this profit will be directed towards upgrades and improvements to the boat launch, docks and a breakwater (described below). The rationale is that most boat shed owners are likely boaters and some of the profits should be directed toward facilities enjoyed by boaters thereby saving non-boaters from having to pay special assessments for these boating facilities.

There will be future announcements concerning boat shed approvals, construction and how Unit Owners may reserve units.

**Breakwater** - The Board has approved the funding for a site survey of the boat launch area in order to submit an application to Alberta Environment for the installation of a Breakwater. Extensive work has been done to determine what will be accepted by Ab. Env and what will be the most cost effective permanent solution for this facility. Next fall, the water levels in the Lake will again be very low due to construction at the South part of the lake that will afford us an opportunity to complete work on this project in a cost effective manner. The breakwater is expected to be about 55 feet long from the top "brick" of the South Launch. It is expected that once this is completed, we will be able to use our metal dock in conjunction with the breakwater in a safe manner. It is planned that profits derived from the sale of boat sheds will be used to fund construction and that no special assessment will be required.

## **WATER COMMITTEE**

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Dale Hildebrand (chair), Barry Bohn, David Kristensen, Allan Maltais, Jon Hodal, Ron Girvitz

**Raw Water Usage** – We are pleased to report that raw water usage taken from the Lake is down from last year for the period January 1 to September 30. Total 2010 usage for this period is 20,649 cubic meters down from 27,141 in 2009. Our permit allows us to draw 50,000 cubic meters per year. This summer was very cool and wet and it was noted that Resort utilization by Unit Owners was likely lower with reduced grass irrigation demand.

By way of comparison, total reported raw water usage from prior calendar years (prior to meter calibration in 2009) was as follows: 2009 - 30,316; 2008 - 32,064; 2007 - 33,820; 2006 - 44,645; 2005 - 46,999. The trend is clearly moving in the right direction! We wish to thank all Unit Owners for their continuing wise use of water.

**Water Plant License Renewal** – The license to operate the water plant was originally set to expire in March, 2010. We were able to obtain an extension of the existing permit until March, 2011. It is expected that the new water license will require upgrades to the water plant and will set forth a timetable for completion. This timetable will determine when construction must commence to the required plant upgrades and will in turn determine when funds required to finance the construction must be in place. As previously reported, the preliminary cost estimate for all required plant upgrade items is in the range of \$750,000 to \$1,200,000. It is the Board's preference to delay implementation of the required upgrades in order that the possibility of a regional water line from the Vulcan water treatment plant can be fully explored. The Board will continue to report as information become available.

**Three Phase Power** – The Committee has received a proposal to upgrade the power supply to the water plant and the Resort from one phase to three phase power. The benefits will be more reliable power with less voltage fluctuations and lower risk of power outages. This can be completed at no cost to the Resort or unit owners. This power upgrade was arranged in response to the multi-day power outage last spring.

**Back-Up Generator** – The Board has approved a request for funding from the Water Committee for the installation of a natural gas fired back-up generator. The back-up generator will ensure that the Water Plant can still be operational in the event of a power outage. Unit Owners are reminded of the multi-day power outage last spring and the loss of operation of the water plant and in particular, the sewage pumps. This back-up generator was recommended in response to this past situation and was also recommended as part of the water plant upgrades by our design consultants. The cost approved by the Board is \$50,000 that should include purchase and installation. This amount represents a significant discount from retail. The Board will pay for this new equipment from existing retained earnings and no special assessment to Unit Owners will be required.

**Future Projects** – The Water Committee has recommended an allocation of a further \$50,000 to be directed towards two potential plant upgrades that will be considered in detail in the fall and early spring. The first is a change to disposable water filters for winter operation. The benefit for this upgrade is to substantially reduce water wastage during back flush operations of the filters during low throughput periods. It is important for Unit Owners to understand that the Resort only has the right to extract a total of 50,000 cubic meters of water from the lake and any water savings that can be realized from within the operation of the Water Plant can be made available to Unit Owners for their personal use.

The second is the potential for a second treated water storage tank. The benefit of this upgrade is to first, ensure the Water Plant can keep up with anticipated peak demand at full Resort build-out and second, to ensure a sufficient supply of water for fire suppression. The Board has agreed to consider the specific proposals for these projects when submitted and if approved, will likely finance these projects by way of a special assessment to Unit Owners in the spring. These projects will be considered independent of the required plant upgrades. The Board will further report as more information becomes available.

Once the timetable for the required Water Plant upgrades are finalized as part of the water plant license renewal, the Water Committee will propose a financing schedule to ensure that the required work can be undertaken in an appropriate time frame. The Board will then review its available options to meet these financing requirements and propose a plan to fund these requirements. It is anticipated that the financing will occur as a result of a series of special assessments over the course of some years.

## **FIRE COMMITTEE**

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Mike Geisler (chair) and Andrew Johnston

The Fire Committee has been concerned with setting up a fire suppression strategy. Steps have been taken to coordinate with the Lomond Fire Chief to ensure that all parties are aware of their responsibilities. The Committee has also proposed to the Water Committee the volume of water that is required for fire suppression in order to sustain these activities until the Lomond Fire Department can draft directly from the lake.

## **BY-LAW COMMITTEE**

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Tom Taylor (chair), Jason Gouw, Ron Girvitz

The By-Law Committee is pleased to report a very quiet summer with no reprimands or fines levied against any Unit Owner or their guests.

The Committee with focus upon two major initiatives over the course of the fall and winter. The first is to review compliance with provincial health and safety legislation as it relates to the operation of the Resort. A consultant will be retained to assist the committee in this endeavour. More information will be reported as it becomes available.

The second is to revisit the prospect of updating our very out of date and antiquated by-laws. There is consensus with the Board that our existing set of by-laws do not adequately serve our purposes. Unit Owners can expect to receive further communication regarding this process.

## **EXTERNAL RELATIONS COMMITTEE**

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Jon Hodal (chair), Dale Hildebrand, Elfie Hall, Linda Foote, Harvey Hillaby

**Petition to pave Highway #529** - The Committee has been busy organizing a lobbying effort to convince the Provincial Government to pave highway #529. A petition with almost 1500 signatures was submitted to our MLA's office. Support for this initiative was indicated by both our County Reeve and the firm who maintains this highway.

**New Resort Signage** - New signs have been posted at the entrance to the Resort to direct EMS or guests. Smaller directional blue signs have been placed throughout the Resort. The Committee would be pleased to hear comments as to whether the new signage is sufficient.