

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

January 26, 2011

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

CONDOMINIUM ASSESSMENTS

We are writing to update you on the issue of condominium assessment, both annual and special. The annual assessment is the amount the Board requires each year to run the normal operations at the Resort. Special assessments are extra amounts that the Board may require from time to time to fund unusual items.

With respect to annual assessments, the Board has just approved the 2011 budget and is pleased to advise that there will be no increases in this amount from last year. The annual assessment amount is \$1250 per year per unit. In due course, Braemore will be sending to you their usual notice of assessment.

With respect to special assessments, we are writing to all unit owners to give them advance notice of what will likely be a series of special assessments to pay for required improvements to our water plant. As we have been discussing for quite some time, Alberta Environment is going to soon require upgrades to our water plant as a condition of a renewal of our permit to operate the facility. Preliminary cost estimates range from \$750,000 to \$1.2 Million for the required work.

At this stage, we do not have a timetable from Alberta Environment for these required changes nor do we have their specific direction of what will actually be required. We expect to have this information within the next month as our water plant permit is set for renewal on March 1, 2011. In due course, the Board will have to consider funding requirements to pay for the plant upgrades and will have to determine how and when those funds should be raised. It is likely that a series of special assessments will be imposed to meet funding obligations.

At this moment, we do not have the specific details of how much and when. The purpose of this announcement is to give Unit Owners some advance notice that these decisions are soon forthcoming and to plan their affairs accordingly. It is anticipated that the total amount of funds required from each unit will range from \$3,000 to \$5,000.

CELL PHONE COVERAGE

The issue of cell phone coverage at the Resort has resurfaced. There are two possibilities that are being explored. The first is a resort wide coverage approach that will likely require cell phone towers. The second is an approach for each Unit Owner to obtain coverage for their own property. The Board will advise if a Resort option appears viable.

For any Unit Owner who is interested in obtaining cell phone coverage for their own property, we would ask that you contact Jon Hodal by email at jhodal@shaw.ca so that testing can be undertaken and costs can be determined for each unit who expresses an interest. We anticipate that the cell phone coverage will allow voice and data and can be on any of the usual commercial networks. (BELL, Telus, Rogers, Wind, Fido etc)