

CROSSBOW POINT - PROGRESS REPORT - NEW BYLAWS FOR CROSSBOW

Issued: January 24, 2022 as email to owners

Dear Owners,

“The Alberta Court of Queen’s Bench considered the purpose of bylaws, which is for providing for the health, safety, peace, comfort and convenience of condominium occupants, as well as the maintenance of property values and development of a sense of community.” (2015)

That’s a tall order! The Bylaws are common with Crossbow Landing and Crossbow Point. They need to define the roles and responsibilities of each of the inhabitants of 248 private Units (134 Landing, 114 Point) to live harmoniously with one another, and how our Boards administer that process. With a few exceptions almost every Bylaw applies to both sides of our condominium corporation. Beginning in 2014 and through to 2020 the Province substantially changed the Condominium Property Act and related Regulations. The changes mean that many of our key Bylaws, first put in place in 2003, are now offside of the Act and have to be changed. Also, in the intervening 19 years our world has changed.

A few examples that affect us and our Bylaws: (i) electronic meetings, (ii) electric vehicles (iii) greatly changed procedures prescribed by the new Act for dealing with Bylaw infractions.

As a result, the Boards of both Point and Landing agreed that a joint committee of Owners (the Committee) be struck to review the old Bylaws. Starting in 2019 we asked McLeod Law, our counsel who are condo law experts, to draft us a new set of Bylaws.

Today:

How time flies! McLeod’s first draft was generic and largely useful as written, but some parts needed to be tweaked to suit Crossbow’s unique circumstances. The Committee suggested changes, reviewed them with the Boards and sent them back to McLeod. In fall 2021 McLeod gave us Draft 2. They accepted a large portion of the suggestions we had made. Some need a bit more tweaking, and there are still a number of major issues outstanding that McLeod prefers to deal with in a joint Zoom session.

As of January 2022, the Boards and the Committee are reviewing the tweaks and we are together preparing for a joint meeting with all bylaw working parties.

What’s to come:

Once we have a final package the Boards agree on, we will be back to you with the full package for one more round of Owner review and input before we take the package to a vote at a general meeting.

When:

The Committee and both Boards are committed to getting this job done this year. This may be easier said than done, but we’re moving the process forward as fast as the large number of different players will allow.

In the meantime:

There is nothing confidential about this process. Your questions are most welcome at any time. Just send an email to the Bylaws Committee Team Lead, doug.macdonald@abprocessconsultants.com, and you will be contacted for a discussion.

Your Committee:

The Committee and its members are advisors to your Boards. Ultimately the Boards, along with the Committee's and all Owners' input, will determine what the bylaw package looks like, the communications process and when it goes to an Owners' vote.

The Board extends its thanks to each Committee member for their dedication and tremendous contribution to Crossbow in the development of the new Bylaws. We also note and thank Doug Macdonald for his leadership in managing the bylaw review process and his collaborative approach in working with a broad range of individuals.

Committee Members:

Team Lead: Doug Macdonald (150 Landing)

LANDING:

Lee Wilson (170; Board representative)

Rob Kenny (170)

POINT:

Gottfried Haase (155; Board representative)

Lawrence Nyman (175)

Pam Walsh (175)

Nick Demiantschuk (175; legal wording support, etc.)

Your Board of Directors, Crossbow Point,

David, Lawrence, Rob and Ron

crossbowpoint@gmail.com