

January 3, 2024

Dear Crossbow Owners,

Proposed New Bylaws for CROSSBOW

A set of new proposed replacement Bylaws is now complete and is available to you for review. Once owners are in general agreement, by vote, with the proposed Bylaws, the old Bylaws of 2003 will be replaced with the proposed Bylaws.

It has been a long process to get to this point and to be able to share the Bylaws proposal with you. It was in 2018 when major amendments to the Alberta Condominium Property Act came into effect. Since then, your Boards and the Bylaws Team have been working to bring our current, but old, Bylaws into line with the provisions of the Act and related Regulation, along with updating the Bylaws to better reflect today's operating standards for our community.

Key Provisions of the Act

- Modernize condominium bylaws,
- Improve the protections for condominium purchasers,
- Enhance condominium documents requirements for Boards, Owners, mortgage holders and prospective buyers, and
- Change insurance requirements and premiums, including the requirement for a Standard Insurable Unit Description (SIUD) document.

We created new clauses and altered some existing clauses to address the specific needs of Crossbow – either for the Owners' or the Corporation's needs or both. After all, our world has changed significantly since the creation of the 2003 Bylaws. Changes, such as electronic communication, digital meetings, electric vehicles, climate change, as well as the legalization of Cannabis, had to be considered.

The proposed Bylaws are now in your hands and we are asking you to please familiarize yourself with the document. Ideally, we'd like all of you to read all 76 pages, but realistically we understand that is not going to happen for every one of you. There is just too much legalese.

Key Sections of the Proposed Bylaws

We recommend that you become familiar with at least some key sections (noted below), along with those Bylaws which are of particular interest to you. Your Boards will also be conducting a series of Town Halls, both in person and virtual, to review this proposal with you:

- Bylaws 1-4: Definitions and Interpretations
- Bylaw 5: Duties of an Owner - ***recommend to read***

- Bylaw 6: Duties of the Corporation
- Bylaw 7: Powers of the Corporation
- Bylaws 9-28: The Board of Directors
- Bylaw 60: Leasing of Units
- Bylaw 66: Use and occupancy restrictions - ***recommend to read***
- Bylaw 67: Use of recreation areas

The full set of the proposed Bylaws is available for you to review and download from our Proposed Bylaws webpage <https://www.crossbowpoint.com/proposed-bylaws.html>

Some of the proposed Bylaws continue to be fine-tuned (e.g., 16(p)), and may change slightly; no material changes are anticipated.

When reading the proposed Bylaws some questions may come to mind. We suggest that you take note of such items and submit them to your respective Board at crossbowpoint+bylaws@gmail.com or crossbowlandinginfo@gmail.com prior to the series of Town Hall meetings planned to begin in mid-January. You will also have the opportunity to ask questions and provide comments during these meetings.

Town Hall Meetings (includes presentation)

Both the POINT and the LANDING will have website pages devoted to the proposed Bylaws, and the webpages will continue to be updated as we move forward with this work.. For now, the POINT's webpage is being used for LANDING as well and can be found from the POINT's home-page, or directly at <https://www.crossbowpoint.com/proposed-bylaws.html>

The Bylaws will be presented as a slide show. After the presentation there will be an opportunity to speak up, raise questions, and discuss with your fellow Owners and your Board members the contents of these proposed Bylaws.

All owners, whether of the LANDING or the POINT, are welcome to attend any and all of the following presentations:

- **Town Hall: 4:00 p.m. Jan 20** in the **POINT's** amenities building
- **Town Hall: 4:00 p.m. Jan 27** in the **LANDING's** amenities building.
- **Virtual presentation: 7:00 p.m. Feb 6** (conducted by POINT),
- **Virtual presentation: 7:00 p.m. Feb 8** (conducted by LANDING)

A reminder email concerning the Town Halls, along with any applicable additional details, will be issued preceding the meetings.

A copy of the 'presentation' will be posted following the initial Town Hall(s) in 2024.

Voting

Voting to accept or reject the proposed Bylaws will take place later in 2024

- Approval - will require both 75% acceptance by Owners, and 75% acceptance when calculated by Unit Factor
- More details on voting will be issued following the Town Halls

We thank you for your attention to this very important matter, as our proposed Bylaws reflect the standards by which we will all agree to abide.

Respectfully submitted by your volunteer Crossbow Board of Directors,

***David Minifie, Ron Davies, Ron Smith, Lawrence Nyman, and Christine Mjolsness
Rob MacGregor, Rick Breithaupt, Lee Wilson, Rob Kenny, Steve Blackwell***