

RANCHED AT A GLANCE

February 2023

In this month's
newsletter
Meet our ranch staff and
Board of Directors
Ranch Club
Social Committee
The Barn
Operations
Save the Date



Board of Directors

The Square Butte Ranch development is a "bare land" condominium project. The responsibility for managing the property falls to a Condominium Corporation and its volunteer board of directors, elected by the owners at each annual general meeting.

Ranch Management and Staff

The board engages the assistance of a number of staff members, two professional firms and a property management firm.

The board also engages the MD of Foothills to assist with the operation of our water facilities and Reliance Asset Consulting to prepare our Reserve Report.

Our ranch lawyer has been Sandy Cameron for the last few years and our ranch chartered accountant has been Don Hyde of Hyde & Hull. Don has retired and Cody Hull is now our auditor. Sandy assists with such things as our compliance with the law as it applies to condominium properties and Cody prepares our audited financial statements.

Renaissance Management, headed by Bob Lunge, is our manager. Bob and his team assist with our administration including financial administration. Bob also assists the board directly by attending every second board meeting and sharing his experience from other condominium projects.

Our ranch staff consists of two Maintenance Managers. Clay Campbell and Doug Peters are our ranch Maintenance Managers. They report to the board of directors generally and more particularly to the Operation Committee of the board of directors.

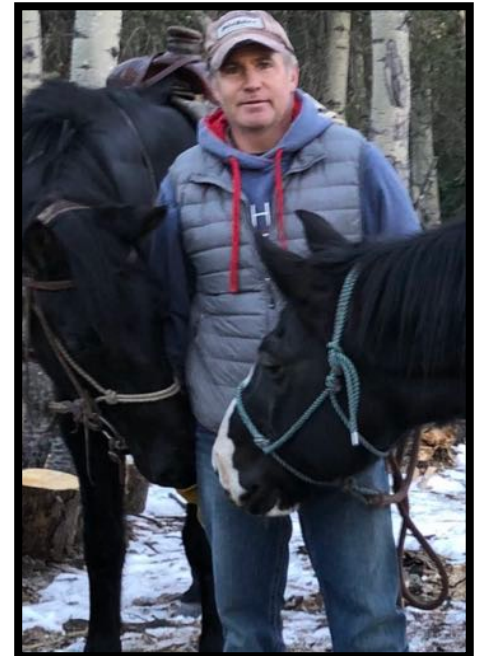


Clay Campbell lives in the Priddis area on a large acreage, owns performance horses and has two top barrel racing daughters. He is a professional fly fisherman/guide and also provides driving services for the movie industry. Part of the movie job is supplying vintage vehicles as required. Clay has worked in the oilfield services management business for most of his life both domestically and internationally. In his work life he has managed the workover and repair of hundreds of wells in Russia and Kazakhstan before retiring 15 years ago. He is familiar with large equipment and hydraulics, electrical, engine and safety management systems. On top of that he has a great understanding of computers and their applications.

Doug Peters lives on an acreage 8kms from SBR on Hwy 549 with his wife, who works in real estate, and his three offspring. Two of his kids are pursuing higher learning in Calgary at SAIT and U of C and the youngest attends high school. The Peters family is active in sports and the community. They own horses that are used for pleasure and hunting.

Doug was born in Northern Manitoba and in addition to working at the ranch is employed with the Calgary Fire Department. As such Doug is expert in general and fire safety, electrical and other fire hazard identification and in training people in the preceding skills.

He is also skilled in making repairs, doing builds/rebuilds, operating machinery including small engines and heavy equipment and in general problem solving. Doug is experienced in working with vendors/service providers to gain consensus on project planning and execution.



Clay and Doug job-share the position, with Clay generally working an average of 20 hours a week and Doug generally working an average of 12 hours per week. They manage and clear our roads, maintain and repair our common area buildings, maintain our common areas including summer mowing, maintain and store our ranch equipment, assist with the maintenance of our water system (with the MD of Foothills, our water management contractor, and Alberta Environment), assist with the recording of water use and over use by owners and generally assist the Operations Committee of the Condo Board as necessary. They work cooperatively with Lori Collins, the Ranch Club's Barn

Barn Manager **Lori Cloakey-Collins** tells us "I was born and raised in the area, so it just makes sense that I fell in love with the Cowboy lifestyle: I was born with a pair of cowboy boots on and I haven't taken them off since. Always around horses and currently owning 6 horses of my own, which I use for absolutely everything from hunting to ranch work.

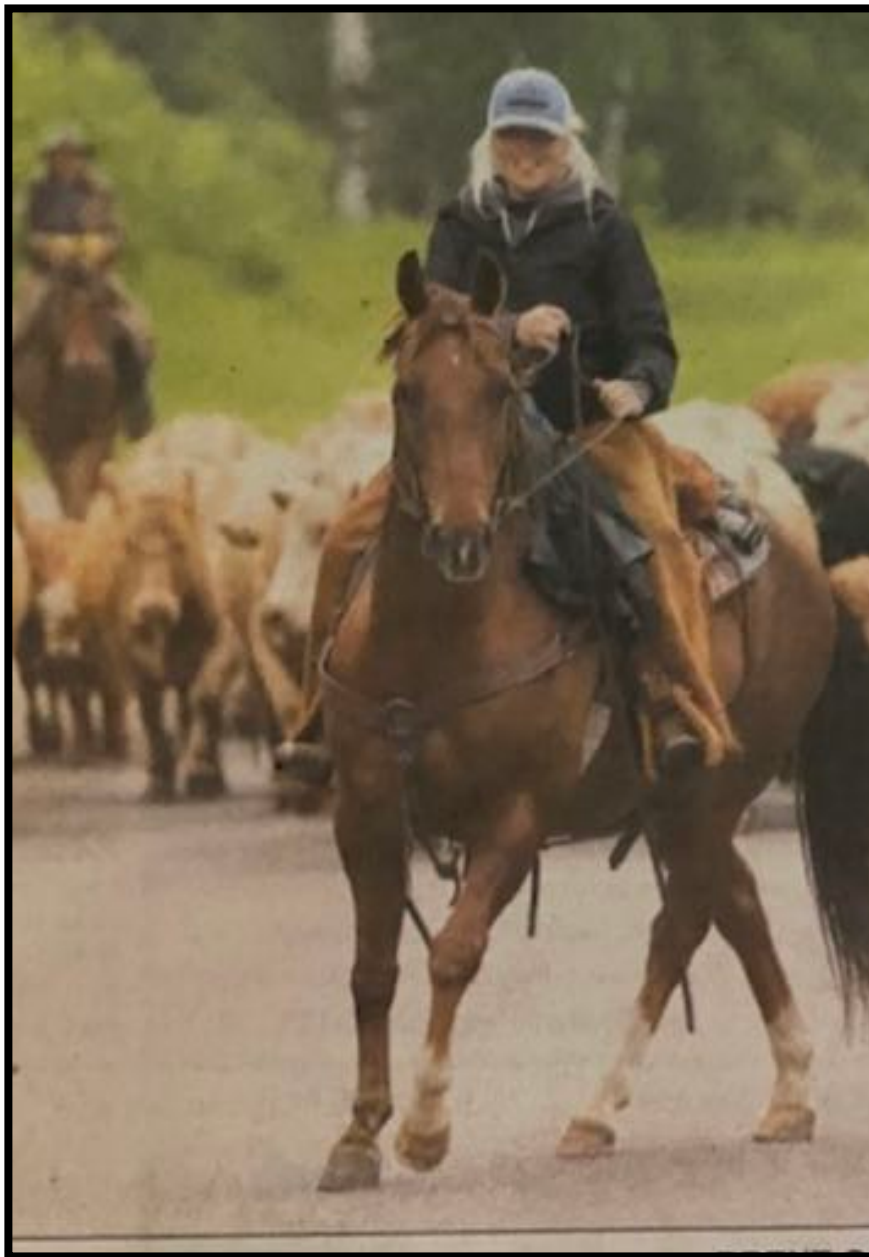
I ride out at Tongue Creek Ranch and Buffalo Head Ranch riding pasture and help gather cattle for the brandings. Recently, I have started roping, but definitely not as good as the cowboys who do it daily. Maybe one day.

Riding with Gary Thompson is one of my favorite things to do. We take the cattle to the Forestry for summer grazing and bring them back for the Winter. Cattle drives are just fun. Checking cattle out in the mountains is quite the experience as nothing beats riding in the mountains.

Aside from working at Square Butte, I have led many guiding and outfitting trips for hunters. Organizing these adventures is a lot of work but so worth it. High up in the mountains Sheep Hunting ... no words to describe this experience.

I have the best old campaigners for teaching people to ride, including the littles. Watching their faces when riding is probably one of the best things to see.

We currently have 20 horses on the property, all with different personalities and quirks. My job scope is to care for all of them and ensure that they are healthy. Sometimes a challenge as we have many horses here with health issues. We have quite a few metabolic horses which means that they could founder if not watched carefully. Some of the horses have been here for years and years. Everyone knows them and loves them.



A big part of my job is caring for the land. So that is why we do rotational grazing, and you will see horses all over the place. And with the grazing of horses we are able to keep the risk of fire down. It is their job to graze on old dead grass (thatch).

I spend loads of time harrowing and cutting trails out West in the Spring/ Summer. And then in winter putting round bales everywhere.

There are many other things that we do and if you ever have questions please feel free to stop by and have a visit. There is always something happening at the barn so I will keep you posted.

And when you see my truck/trailer here, well that means I will be riding that day. And if you would like to come, tack up a horse and let's go!!!!"

Erin Creegan-Dogherty was hired by Lori because she was working 7 days a week and needed to cut down on her work schedule here at the Ranch. Erin was a natural fit.

Erin's been riding since before she could walk, and she lives on the Ranch which provides a way to support owners outside the times that Lori is on site and allows Lori to have weekends off.

Erin has extensive experience in the horse world. She has participated in competitive jumping, taught at lesson barns, dabbled in barrel racing, roping and dressage. She has done guiding and served on the Foothills Search and Rescue team and Equine Search and Rescue with her horse Jill. Erin has also apprenticed under cowboys such as Kent Williamson and has experience in doing Cowboy Challenges and other various Clinics.



If you look out in the pasture behind the townhomes you will also see Rowan, a Dutch/Belgium Warmblood that Erin bred 5 years ago – he is a big boy who she hopes will be a big jumper... though right now all he wants to do is cuddle.

In her “other” life Erin is taking International Business at Mount Royal Collage in Calgary. Erin will graduate in April!

BOARD OF DIRECTORS

If you see these folks out and about please thank them for volunteering their time



STEVE BANSZKY

I am a professional engineer with an entrepreneurial background. Have had my own engineering companies and have been involved with Oil & Gas service ventures. Although I have been an engineer for most of my life, my first degree was in Genetics. Patricia and I have been at the ranch since 2000 and coming on to 23 years. I was involved with the original transition Board and have served on the Board before. I have also served on other corporate and condominium Boards before.

Other than academic awards, I do hold a patent for a water treatment process.

I am a pilot and I love riding my motorcycles.

I decided to join the Board this time to actively contribute to the ranch by

- Looking at ways to increase the value of our individual and common properties
- Ensuring that we can adequately respond to emergency situations including medical, fire and owner safety
- Promoting social interaction between owners

YVONNE GAUDET

My partner Rob and I have lived at Square Butte Ranch for just over 2 years. We were attracted to this community for its beauty, peaceful setting and the abundance of recreational opportunities outside our back door. I have a 35 year professional career spanning senior leadership roles in the not for profit and public sectors. In the not for profit sector I worked in Director roles for the Canadian Red Cross Society and the Canadian Cancer Society for Alberta/NWT at the provincial and national levels. I retired from the public sector in 2020 holding a senior management role as the Assistant Public Trustee.

Volunteerism has been a lifelong value and I have held a variety of Board positions over the years. Presently I am serving my second term as a board member for the Square Butte Ranch Condo Corp and I am also a volunteer with the Kids Only Shoppe. I have a passion for spending time in the outdoors and spending time in my studio at home with a variety of artistic pursuits. I am a member of the Southern Alberta Botanical Arts Guild and the Sheep Creek Weavers Guild.



ERIK LANGBERG

I have a Bachelor of Management degree and have been a federal government employee for 22 years. My wife and I recently completed our build at 38 Horseshoe Bend on the ranch and it has truly been a great experience living out here. I am passionate about making the community an even better place to live and adding value to our properties in any way possible.

I have previously served on condominium boards and as a real estate investor am familiar with the various challenges. In my spare time I enjoy travel, photography and riding my motorcycle.



DENISE MCMULLEN

I was born and grew up in leafy Kerrisdale/Southlands in Vancouver. I took my undergrad at UBC and my law degree at Dalhousie. During law school some of my best friends were Albertans and those friends convinced me that Calgary was a much better place for a business tax lawyer -- and they were right. My entire career has essentially been in Calgary (I became a partner of Burnet, Duckworth & Palmer LLP in 1999) and although I enjoy going back to the Wet Coast, my life and immediate family are here.

I bought my house at SBR in late 2017. I loved the generous common area space and the wonderful way the acreages were laid out with



views of pastures and forests. I brought my two sweet old Warmbloods, Distinctive and Colorado (otherwise known as Stinky and Balloo) out to the ranch in the spring of 2018 so that they could live out their retirement as horses are meant to. I and my two Cavalier King Charles Spaniels, Georgiana and Robert, share my ranch house most weekends. Now that I have Starlink I hope to spend more time here.

I was asked to stand for the condo board for the 2019 year and have spent my time on the governance and finance committees. Over the years I have been on the boards of a number of private corporations, both for-profit and not-for-profit. I have to say that my position on this board is by far the most challenging and complex -- but also the most interesting.

ANDREW THOMPSON

My wife Brenda and I purchased our lot back in 2019. As many we were drawn to the area's natural beauty, endless outdoor activities and for the peace and tranquility it offers.

Originally from Ireland, immigrating to Calgary in 2006, I have spent much of my professional career within the Oil and Gas industry both in Alberta and globally. I have been working for Schneider Electric since 2008 providing energy and automated solutions around efficiency and sustainability, working with the major IOCs around their digitization and sustainability transformation.



Both Brenda and I enjoy disconnecting by means of keeping fit, being in the outdoors, cycling, running, and walking. I also enjoy carpentry and working in the shop when not travelling personally or for business.

I decided to join the board as I would like to offer my time in helping to maintain the great community of SBR.

LORI YOUNG

University of Manitoba (BE, BA) and St. BONIFACE Hospital School of Nursing (RN)

Progressive Administrative experience in clinical care over 42 years in both Manitoba and Alberta included unit manager position on a post polio unit and placement coordinator positions for long term care in both provinces, Regional Manager with multi site responsibilities in Calgary.

Regional Director Southern Alberta 2010 to 2019 (retirement) with Extendicare (Canada) Inc.

Responsible for overseeing operations for all homes in Southern Alberta, which include both Long Term Care and two Supportive Living homes operating in three of the five Alberta Health Services zones (900 beds). Working closely with the Administrators and their Leadership teams, guided clinical care, financial management and building operations. Human resource responsibilities in union negotiations, contract management and grievance arbitration.

Research associate with colleague from Extendicare and University of Texas on Aggressive Behavior Risk Assessment Tool for long term care resulted in publications in both Britain and the United States.

Currently employed as a sales associate with Crabapple Cottage in Bragg Creek Previous co-owner of Traditions - A Little Country Store Bragg Creek.

Member of the Bragg Creek Seniors Housing Board until dissolved when initiative was passed on to Rockyview Foundation.

Resided in west Bragg Creek for 22 years on a private acreage with two wells, a barn and two rescued horses before moving to Square Butte Ranch in 2021.



Gary drinks white wine. A red wine drinker crosses the line into Board Retirement and to savour a new Ranch Life.

RANCH CLUB Kym, Maureen, Hazel, Louis

The Ranch Club is starting to think all things Spring and Summer. We look to build on last year and provide the community with all sorts of outdoor activities and gatherings. These will include clinics on Groundwork, Arena Riding, plus instruction on the Cowboy Challenge course and Trail Riding.

In our January meeting we started thinking about our annual Kentucky Derby and will be making it a Fundraiser to support our summer plans for Ranch Horses. Save the date for **Saturday May 6th** to dress up and enjoy an afternoon of activities and of course watching the BIG RACE!

We have also started planning a summer kids camp for the **week of July 17th** Registration will start **early February** for kids 8-14 so watch your email for more information. There will be limited space. However, we may be open to adding another date in August should we fill up. We are giving lots of notice this year, so we look forward to a great time!

Do you have ideas for the Ranch Club or would you like to become involved? Shoot us an email at squarebutteranchclub@gmail.com

SOCIAL COMMITTEE Patricia, Ada, Angelina, Doris, Shannon

Some of the community have been enjoying the weekly men's gatherings in the saloon. They would love to see a few more out as well, when you can. It's an opportunity to hatch other activity ideas, like ice fishing!

The ladies had their first Friday meet up at the end of January. If you did not get a chance to join in and add your ideas, they would welcome them.

Ideas are brewing for an East Coast "kitchen party" event, complete with a band and regional cuisine, some time in the spring.

Save the date for an awesome event in the works for June 17. Please see the Save the Date poster in this newsletter.

We wish to thank the little elves who took down our Christmas decorations in the saloon! Much appreciated.

**Hello from Jim and
Doris in Germany.
We miss you two!**



BARN Lori

“If January is the month of Change, February is the month of lasting Change. January is for dreamers... February is for Doers” Marc Parent

In the spirit of the Quote, although February is not a “busy” month on the ranch, I will be busy preparing for a great summer of riding and enjoying the outdoors. I along with a couple of community ladies will be working out in the gym on Fridays after my shift here so about 11:30am – noonish.. There is room for more! If you would like to come up and listen to me whine a little and have a few giggles while walking the treadmill or doing lunges with light weights or wall sits, I invite you to join us! Need to get those legs and core ready for some good long summer riding!

Speaking of Riding, if you want to get some winter riding in, I will be headed to the Millarville Arena and would be more than happy to coordinate some trips with Owners. Here is a little information on memberships at the Millarville arena. <https://www.millarvilleracetrack.com/membership/#generalmembership> (<https://www.millarvilleracetrack.com/membership/#generalmembership>) My goal is to get there a couple of times a week, and I know that Erin will be headed there as well so we can coordinate some rides with trailers etc.. Just reach out and we can chat.

I am so looking forward to this summer. I dream of cattle drives and night trips, day trips and picnics. There is so much to be done in and around the ranch but also some great riding just a trailer ride away from the Ranch. I look forward to sharing this with anyone who is interested this year! I have already started planning for a day ride over to Mesa Campground, a night of dinner and drinks around the campfire and then a ride back the next day to get everyone a little more comfortable with going “off site” and a little taste of camping with horses... but we will ensure that it is more like “glamping” for you Square Butte People ;)... I can’t wait to share the date and invite you.. even if you just come for the Ride there, then catch a vehicle home to sleep in your cozy bed!

I will also continue to collect Food for the Food Bank through February 15th. Please leave donations in the Trough in the barn.

OPERATIONS

Since the snow falls have slowed down, so have our plowing & snow removal operations. That being said, with the weather warming & cooling, our road gravelling operations have increased.

Over the Christmas & New Years holidays we had a major increase in water consumption with the ranch population increase. Thus our water haulers were very busy hauling in almost every day!

Consumption in January has slowed but our poor water well is having trouble keeping up, so we are still hauling water from time to time.

New water meter installs are still ongoing and will be completed as a plumber is available.

Doug & Clay have been staying busy with lots of little jobs as time permits and we are now planning for all our Capital Projects to be tackled for next year.

Coming JUNE 17 to *Square Butte Ranch*

SAVE THE DATE

SCRUFFYFISH

Drum circle on the grass outside the saloon as the sun sets. Listen or join in!

"A genre-bending experience of sound"

The poster features a dark background with blue stage lights. On the left, a close-up of a hand playing a drum is visible. In the center, the text 'SAVE THE DATE' is written in large, bold, yellow letters. Below it, the band name 'SCRUFFYFISH' is written in green. To the right, there is a small inset photo of four men standing side-by-side. At the bottom left, there is a green text box with white text, and at the bottom right, there is a quote in green text.

THE END