

# **The Bluffs of South Haven Condominium Association**

**Lynn Gabel, President      Roger Neper, Vice-President**  
**Listy Smith, Secretary      Jim Janson, Treasurer      Chuck Dale, Director**

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## Minutes for the Annual Meeting of co-owners of the Bluffs of South Haven Condominium Association

January 20, 2007 at 1:00 p.m. South Haven Public Library

Roger Neper called the meeting to order at 1:00 PM. Introductions were made of all board members, and co-owners present.

Steven Baker read the Minutes of the 2006 Annual meeting. Roger asked for any changes or corrections, and there were none, so minutes were accepted.

Lynn Gabel gave a synopsis of projects that were completed in 2006. They were improvements made to the creek and waterfall. The final paving of the streets was accomplished and the lien from the paving company has been removed. The swimming pool was refinished. A new and improved heater was installed. It is made of materials that are corrosive resistance, and has a much better thermostat, and should regulate the water temperature better.

The next improvement project which the board is looking into, is irrigation and landscaping of the tennis court area, and resurfacing of the court.

Jim Bodine gave the year-end 2006 Financial Report. The budget worked out well this year, with expenditures below budget in many areas. There was no special assessment, and no dues increase.

Co-owners discussed the fact that the pathway down to the beach has some erosion problems. The board informed the co-owners that a drainpipe was put in to better drain water down to the beach. Also, erosion damaged has been repaired at relatively little expense, compared to the cost of asphalt or concrete. When the board looks at estimates for landscaping, the erosion of the path to the beach will be addressed.

Co-owners also revealed that there was some new erosion, which has occurred since the work that was done on the north bluff. The board will look at and assess this. The board also informed the co-owners that the beach is groomed 4 times per year. This seems to be a good schedule, and keeps it looking well.

Election of new board members was the next agenda item. There were 14 co-owners votes present, and 13 proxy votes, for a total of 27 votes. There were no new nominations, so the

votes were counted with the result that Chuck Dale and Listy Smith were elected, and Roger Neper reelected.

Lynn Gabel next asked for input regarding snow removal. The present policy is that DeBest plows when there is 3 inches or more of snowfall. But if co-owners do not want their driveway plowed at all, or according to a different schedule, (such as just weekends, etc.) they can request this to DeBest.

Lynn Gabel presented a new pool, beach, tennis identification policy, which will take effect on June 1, 2007. (See attached policy)

There was discussion about weather emergency vehicles could get in through closed gates. Jim LoBretto assured that police, fire and EMT know how to get through gates. Roger will again talk to the police chief about the matter.

The annual co-owner spring clean-up day was set at May 19<sup>th</sup>. Some possible projects would be to clean up the waterfall, and put potted plants out too.

There was a concern about poison ivy expressed. DeBest sprays for it as part of the landscaping contract. New areas should be brought to the board's attention.

The date for the co-owner policy was set at June 23. Jim LoBretto was thanked for the torchlights, which give nice ambience for the 4<sup>th</sup> of July fireworks.

There was discussion of new business. Co-owners within the city of South Haven have their trash paid by the city. So if any co-owner is paying for their trash service, contract their service provider.

The pool house does not have an AED (Automatic External Defibrillator) for heart attacks. This matter should be addressed. The board will be purchasing a new and better backboard this year.

There was a discussion about what food or drink is permitted at the pool. Roger indicated that state law only permits water in plastic containers, do to spillage, animals and insects attracted by food and cleanliness issues.

There was discussion about the possibility of more lounge chairs for the pool and also maybe a fire pit for the beach.

A thank you was given to Jim Bodine and Steven Baker for their service on the Board.

Meeting was adjourned at 2:30 PM.

Minutes of the Board of Directors meeting following the Annual Meeting:

The Board positions were decided on for 2007:

Lynn Gabel-President

Roger Neper-Vice-President

Listy Smith-Secretary

Jim Janson-Treasurer

Chuck Dale-Director

Submitted by,

Steven Baker

Secretary

**Pool, Beach, Tennis Identification Policy**

Approved January 17, 2007

Residents of **THE BLUFFS** and their guests are required to have one identification tag per party when they are using the pool, beach, or tennis court. If proper identification is not present, they may be asked to return to their resident to locate identification tag. This will help members distinguish invited guests from uninvited.

Each resident will receive three I.D. tags. Replacement cost will be \$50 per tag.

This policy will go into effect June 1, 2007.

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