

DRAFT

November 8, 2025, Glen Cove Road Maintenance Association

ANNUAL MEETING MINUTES

Welcome and Introductions: Meeting was held at the Key Center Fire Station and was called to order at 10:02 am. In attendance were President John Oliva, Vice President Dennis O'Hanlon, Treasurer Jackie Ross, 6 board members and 12 homeowners.

Approved minutes: A copy of the draft minutes from the 2024 annual minutes were reviewed, motion to approve was made by Dave War, seconded by Dennis O'Hanlon, motion carried.

Approved Treasurer's Report: Annual report dated October 12, 2024, to November 7, 2025, was reviewed, motion to approve was made by Dave Ward, seconded by Dennis O'Hanlon, motion carried.

Old Business: Minutes from previous year were reviewed, will continue discussion with new business.

New Business:

- Culverts: a map was brought by John Oliva with the Association roads and culverts highlighted. A reminder was made that private roads and culverts are to be maintained by homeowners. If left alone, water can back up onto the road and when it freezes cause black ice. Christopher Winn Stanley brought up a concern about the culvert on the lower road where 110th and 134th intersect, saying that water is backing up into it. Pam Busek stated that the ditch cannot be any deeper due to utilities being in that area. John Oliva and Pam Busek will look into it to see if something may be blocking it.
- Matt Hildreth raised a question about the bigger expenses in the treasurer's report and how projects are bid and decided on. John Oliva informed him that since he has been on as president we have attempted to get multiple bids for projects but could not speak for how it was done before him. Multiple board members spoke up about how contractors are decided on (i.e. Brush cutting is not bid on but we go with the same guy every year due to very few companies having the type of brush cutter we need on our road and his price has always been fair.) It was also reminded that most of these decisions are made at the monthly board meeting and all are welcome to be there. It was decided that Dana Stevens would post onto the website when the next monthly meeting was and if anyone not on the board would like to attend, they would contact John Olive to let him know they would be attending.
- Hazard trees continue to be a problem as letters have been sent to homeowners with no action. We will continue to attempt to contact these homeowners to address the issue.
- In regard to the road and snow, as always, plan ahead if possible. Matt Hildreth has agreed to continue being the snow supervisor and has an email list for volunteers if needed. Dave Ward has sand at his house for the big Kooley hill, but we need a break in the storm before spreading is effective.

- People on bicycles or e-bikes need to obey the laws of the road and watch for cars.
- A concern was recently brought to the attention of the President and board about a pop-up trailer being live in on a neighborhood property. Per the by-laws, homeowners are not allowed to live in a temporary residence unless they are in process of building a permanent residence. After completion, they have 30 days to vacate the temporary residence.
- Shoulders of the roads where they intersect with Cramer are being cut short by people and are continuing to break down. This is also happening on 107th. It was advised that people try to take wider turns to avoid more breakdown.
- It was asked that garbage cans be brought in after pickup. They are limiting the width of the road and at least need to be pulled back into your own driveway and off the main road.

Election of Officers and Board Members:

Matt Hildreth brought up that per the by-laws, the board members are elected first, and they will elect the officers. By-laws were followed and elections were made as follows:

Board Members: Dave Ward, Bonnie O'Hanlon, Jill Bornstein, Pam Busek, Steve Goins, Eric Dalby, Dave Bowdy, Nancy Bowdy

Treasurer: Jackie Ross

Secretary: Jennifer Dalby

Vice President: Dennis O'Hanlon

President: John Oliva

Motion was made to adjourn the meeting by Pam Busek, Dennis O'Hanlon seconded, meeting was adjourned at 10:58 am.

Next Meeting: The next Monthly Board Meeting will be held on January 13th at 6:30 pm.

Respectfully submitted,

Jackie Ross