DRAFT

November 7, 2026

ANNUAL MEETING MINUTES

Welcome and Introductions: The Annual Meeting, held at the Key Center Fire Station, was called to order at 9:00 am by President John Oliva. He welcomed everyone and introductions were made. A map of the roads in our subdivision was available in the back of the room. In attendance were President John Oliva, Vice President Dennis O'Hanlon, Treasurer Jackie Ross, Secretary Jennifer Dalby, seven board members and twelve homeowners. Five homeowners were represented by official proxies.

Approved Minutes: The draft minutes from the 2025 annual meeting were reviewed. A motion to approve with a correction was made by Dave Ward and seconded by Dennis O'Hanlon. The motion carried.

Approved Treasurer's Report: Annual report dated November 8, 2025, to November 6, 2026, was reviewed. A motion to approve was made by Pam Busek and seconded by Dave Ward. The motion carried.

Old Business: There was no old business to discuss.

New Business:

- Dennis O'Hanlon and John Oliva encouraged residents who are willing to volunteer a day of their time to help with miscellaneous road maintenance tasks to sign up on the Work Party Sheet in the back of the room. Many of the simple, but necessary, road maintenance tasks are performed by volunteers from our association. We will pick a day to be determined in Spring 2027.
  We may also look into a work party for the cutting of overhead trees in the right-of-way for road overhead clearance.
- We were reminded that dead or compromised trees are the responsibility of the homeowner. A 14' clearance is needed on the edge of the road. The Garbage Truck Company mandates this. Homeowners are encouraged to walk the road on their property line to check for dead trees that any come down on the roadway.
- Garbage cans remaining in the roadway continue to be a safety issue. They should be pulled into your own driveway and off the main road after garbage pick-up. They are limiting the width of the road.
- John reminded us to check our private road and driveway culverts. It is the homeowner's responsibility to be sure they are clear and freely flowing before the weather turns cold.
- E-bike riders and bicyclists are doing better in their speed and watching for cars. However, pedestrians need to more situationally aware. Several drivers have come upon groups walking all the way across the road. Not a safe option!
- John Oliva clarified Association maintained roads from private roads, using the map. He reiterated that the County does NOT maintain any of the roads in our subdivision.

Election of Officers and Board Members: John Oliva reminded us that Board Members are committing to attending a monthly meeting to support a quorum.

2027 Board Members elected were: Jill Bornstein, Pam Busek, Shannon Cozzolino, Dave Bowdy, Nancy Bowdy, Eric Dalby, Jennifer Dalby, George Hovany, John Oliva, Jackie Ross, and Dave Ward.

The Board elected the following Officers for 2027:

President: John Oliva

Vice President: Dave Bowdy

Secretary: Jennifer Dalby

Treasurer: Jackie Ross

Thanks were given to Dennis and Bonnie O'Hanlon for their years of service on the Board.

Motion was made to adjourn the meeting by Dennis O'Hanlon and seconded by Jackie Ross. The motion passed. The Annual Meeting was adjourned at 9:53 am.

Next Board Meeting: The next Monthly Board Meeting will be held on January 12, 2027, at 6:30 pm.

Respectfully submitted,

Jennifer Dalby, Secretary