

# Inverness Owners Association, Inc. Meeting Announcement & Agenda

## April 2026- Amended Agenda

**Date:** Thursday, April 9<sup>th</sup>, 2026

**Time:** 4:00 Board Meeting

**Location:** In Person (preferred)- Digital Lab at the South Burlington Library

Online video conference also available:

<https://us02web.zoom.us/j/82294174663?pwd=PwKld7gMErro6Ealba7x3DralaHU0c.1>

Meeting ID: 822 9417 4663

Passcode: 591772

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### Amended Agenda

- **Call to Order**
- **Approval of Minutes**
  - Approval of minutes from March Meeting
- **Unit Owner Items not on previously published agenda**
  - Each owner has a maximum of 5 minutes to bring up any issues. If an immediate answer can be provided, the board will move on. If the topic requires further discussion or any motion/decision, then the item will be added to the end of today's agenda or scheduled for a future board meeting.
- **Financial Report**
  - March 2026 and Accounts Receivable
- **Old & New Business**
  - Continuation of discussion and consideration to fill vacant board seat.
  - 632 GCR - Motion to remove existing handrail and discussion on replacement
  - 632 GCR - Discussion of next steps on entryway. Surface is in poor condition
  - Update from the Driveway Committee
  - Easement Area Landscaping Requests (**DJ's Tree Service should have quotes in by the meeting**)
    - Motion - Request for Approval of 616 Golf Course Rd - Overton's request approval for the annual tree topping of the trees in and abutting our backyard at 616 Golf Course Road to be processed by Inverness with reimbursement by the Overtons
    - Motion - Request for Approval of 614 Golf Course Road - Small's request approval for the annual trimming of the trees bordering our property, 614 Golf Course Road and Park Road to be processed by Inverness with reimbursement by the Small's . We would also like to enlist DJ Tree Service for additional trimming of two trees on the side of our property while incurring all cost.
    - Motion - Request for Approval of 598 Golf Course Road - LeFevre's request approval for annual trimming of the border of trees to preserve our views and maintain privacy. To the rear of our backyard, to the left as one looks downward east from our unit in the direction of Park Road and intersecting the "line" that extends from the hedge that divides the backyards of 614 (Smalls) and 598 (LeFevres)
    - Motion - Request for Approval of 596 Golf Course Road - Green's request approval for eight sapling trees (marked with white tape) in the easement area be topped at a level that does not exceed the ridgeline of the Gleneagles building unit identified as 189 Park Road. The saplings currently extend beyond the ridgeline and should be topped to preserve our easterly views.

- Discussion of Back hedge in the easement area from 596 GCR to 514 GCR regarding the height of the hedge
- Motion - Request for Approval of 308 Park Road's request for plantings in their front yard.
- Motion- Request for Approval of 497 GCR landscaping request
- **Adjourn**

**2026 Meeting Schedule**

**All meetings will be held via Zoom and begin at 4:00 PM**

**Thursday, April 9th**

**Thursday, May 14th**

**Thursday, June 11th**

**Thursday, July 9th**

**Thursday, August 13th**

**Thursday, September 10th**