

Inverness Owners Association, Inc.
C/O Property Management Associates
PO Box 1201 Williston, VT 05495

May 1st, 2026

Inverness Homeowners,

Per Section 3.16 of the Inverness Bylaws and Section 3-108(b)(9) of the Vermont Common Interest Ownership Act, the Board of Directors considered the following motion for Unanimous Consent:

Motion- The Owner of 614 Golf Course Road has made a time critical request to partially remove two dead trees from the corner of their backyard using DJ's tree service. The trees are not located in a HOA managed landscaping area, does not incur any cost to the HOA, does not conflict with any legal agreement, does not violate any by-law or declaration, does not impact the building structures and does not impact any contractual commitment. The owners have agreed to fully cover the cost of removal.

Section 3.16: **Board of Directors Unanimous Consent in Lieu of Meeting.** Pursuant to Section 3-108(b)(9) of the Act, the Board of Directors may act by unanimous consent as documented in a record authenticated by all its members instead of meeting, however the Board of Directors may act by unanimous consent only to undertake ministerial actions or to implement actions previously taken at a meeting of the Board of Directors. The Secretary or Managing Agent shall promptly give notice to all Unit Owners of any action taken by unanimous consent. Notwithstanding the foregoing, a gathering of members of the Board of Directors at which the members of the Board of Directors do not conduct Association business is not a meeting of the Board of Directors and the Board of Directors and its members may not use such incidental or social gatherings of members of the Board of Directors to evade the open meeting requirements of these Bylaws and/or the Act.

Per Section 3.16 of the Bylaws, the Secretary has reviewed the decision and attests to the Unanimous Consent and approval of the motion.

Secretary Signature:

Blenda M. Allen

Date of Attested Unanimous Consent

1st 2026

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