

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
JANUARY 8, 2026 SPECIAL MEETING OF DIRECTORS MINUTES**

1. CALL TO ORDER & QUORUM

- a. Director Jeff Ashley, Director Pete Sohn, VP Kathryn Fay, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet
- b. President Poss called the meeting to order at 7:30 p.m.

2. MEMBER FORUM

- a. 11565 MAPLE RIDGE: Model A5A Members state that they prefer to install an exterior HVAC unit on HCA Common Area next to their utility room and not on their roof
- b. 11512 HICKORY CLUSTER: Model C2 Member states the he prefers to install an exterior HVAC unit on HCA Common Area next to his utility room and not on his roof
- c. 11543 HICKORY CLUSTER: Model A5A Member requests Director exterior HVAC unit advice
- d. 11561 MAPLE RIDGE: Model A5A Member states that she prefers to install an exterior HVAC unit on HCA Common Area on the side of her home and utility room near front door
- e. 11553 MAPLE RIDGE: Model A5A Member states she wants to install an exterior HVAC unit on the side of their home near the utility room

3. EXECUTIVE SESSION

- a. HCA legal counsel confirmed that HCA has broad authority to make Common Area easement determinations
- b. President Poss advised that exterior HVAC unit installation options differ for each home depending on the Goodman House model, model variation, and location, despite initial attempts to more broadly classify them; he will update a corresponding HCA HVAC standards table to note such individual Goodman House options
- c. Directors discussed and agreed that Common Area easement legal recording fees should be paid by the Members to whom the easements may be granted; HCA legal counsel indicated a \$100 or less amount was typical; Directors agreed to collect such fees from Members for direct reimbursement of corresponding recording fees
- d. Directors agreed to allow individual easement continuation upon lot sale, and to update easement agreements accordingly
- e. Director Ashley restated equity concerns; with one vote abstention, Directors agreed to allow limited and defined easement exceptions to the current otherwise no-easement policy based on board-preferred locations, with two known Block 1 easements grandfathered from previous Board decisions
- f. Directors agreed to update HCA exterior HVAC unit standards prior to any upcoming RA DRB review and/or hearing
- g. Directors agreed that HCA legal counsel would update initial easement documents as necessary