

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
DECEMBER 17, 2025 REGULAR MEETING 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. 11504 MAPLE RIDGE Member attended but made no comments
- b. 11573 MAPLE RIDGE Member asked about their application for an HVAC unit; The unit desired exceeded the 70 dBA limit adopted by the HCA board in September, 2025; Member requested an exception for their unit
- c. 11540 HICKORY CLUSTER Member attended but made no comments
- d. 11561 MAPLE RIDGE Member attended but made no comments

3. MINUTES & FINANCIALS REVIEW

- a. NOVEMBER 12, 2025 REGULAR MEETING MINUTES: Directors reviewed and accepted
- b. NOVEMBER 2025 FINANCIALS: Directors expressed concern about some Abaris data:
 - i. Receivables \$2134, query Abaris
 - ii. Expense underspending about \$26,000, but for immediate for tree, landscape work
 - iii. Reserves show more funds than previous report, query Abaris
 - iv. Document storage fee, multiple monthly invoices, query Abaris

4. DIRECTOR REPORTS & OTHER BUSINESS

- a. FAIRFAX COUNTY STORM DRAINS: Director Ashley reported recent inspector comments; official report copy desired; inspectors recommended bamboo removal on adjacent county and VDOT property; HCA legal counsel follow-up may be necessary; Block 2 retaining wall county drain is working properly but area regrade necessary

5. EXECUTIVE SESSION

- a. LEGAL
 - i. TRIP HAZARDS: Secretary Laird received all but one of six agreements back; Director Ashley will attempt to discuss the situation with remaining Member
 - ii. ACCOUNTS RECEIVABLE: Need hearing notification letters to overdue Members
 - iii. PREPAID ACCOUNTS: Director Sohn will work with Abaris to resolve
- b. COMPLIANCE
 - i. 11540 HICKORY CLUSTER: Resale issues resolved
 - ii. 11577 MAPLE RIDGE: Most resale issues resolved
 - iii. VANTAGE HILL: President Poss attended a recent DRB hearing: VH management is reviewing air-conditioning options including multiple compressors grouped on pads between VH and HCA Block 2 creating possible additive noise; Poss will advise as necessary
 - iv. HVAC SOUND STANDARD: Directors agreed to update the sound limit from 70 to 72 dBA to accommodate larger exterior units
 - v. 11522 HICKORY CLUSTER: Director Ashley contacted this Member family from the meeting to advise them of the sound standard change for their pending installation
 - vi. 11517 MAPLE RIDGE: Directors do not oppose the HVAC application

- vii. 11512 HICKORY CLUSTER: Member proposes to place an exterior HVAC unit on one side of his Model C2 home thus requiring a common area easement; Director Ashley expressed ongoing easement vote and equity concerns; Directors agreed to discuss further at a Special Meeting of Directors with HCA legal counsel as soon as possible in January 2026; President Poss also urged elimination of the redundant HCA easement application

c. CONTRACTS

- i. RETAINING WALL: Directors agreed that a pending FEA Reserve Study should include clusterwide storm water management and drainage, including possible relationship to the failing Block 2 retaining walls
- ii. GROUNDS MAINTENANCE AND SNOW REMOVAL: 2026 contract includes written requirements to fully discontinue all Liriope mowing and trimming, and discontinue all leaf blowing behind Blocks 1/2/3
- iii. TREE MANAGEMENT: Directors confirmed inclusion of the following: Block 2 Crape Myrtles bark scale treatment; 11599 Maple Ridge bamboo removal area tree debris removal; 11501 Hickory Cluster Crape Myrtle removal; 11501 Maple Ridge dead Schip Laurel replacement

6. ADJOURNMENT: Directors adjourned the meeting at 9:22 p.m.