

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
FEBRUARY 25, 2026 HVAC MEETING MINUTES-DRAFT**

1. CALL TO ORDER & QUORUM

- a. Directors Pete Sohn, Jeff Ashley, 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 7:32 p.m.

2. MEMBER FORUM

- a. 11504 Maple Ridge attended but made no comments.
- b. 11506 Hickory Cluster requested an easement to install HVAC in common area on the side of the home. Roof option is possible. Jeff Ashley stated that they could install the unit next to the gate inside the patio. There is an existing easement from RA but need to verify easement location. Jeff will talk to the owner directly to work out details. Easement request was declined by the board.

3. EXECUTIVE SESSION

a. HVAC Applications

- i. 11545 MAPLE RIDGE: HVAC Application not opposed contingent on owner getting required signatures.
- ii. 11555 MAPLE RIDGE-board is not opposed to HVAC installation.
- iii. 11581 MAPLE RIDGE: HVAC application unanimously not opposed contingent on correcting Affected Party status on application and location of electric meter.
- iv. 11565 MAPLE RIDGE: common area easement is required but application was accepted for HVAC.
- v. 11519 HICKORY CLUSTER: application on hold pending obtaining more information on placement of the HVAC unit.
- vi. 11502 HICKORY CLUSTER: based on proposed placement of line set and incomplete application, the board cannot approve it. HCA opposed and filed as an affected party with the DRB.
- vii. 11504 HICKORY CLUSTER: application is on hold. Wrong model unit information has been entered. Also need more information on the line set to be used. HCA opposed and filed as an affected party with the DRB.
- viii. 11506 HICKORY CLUSTER: HVAC applicant requested installing the unit in the common area next to the house, which requires an easement. The board did not approve the easement. Mr. Poss will discuss alternative locations for the unit with the owner.
- ix. Home with PVC pipe going over the window that was not approved by RA or HCA was discussed. The board needs to talk to Cat Castrence to see the proper steps for filing a complaint.
- x. 11500 MAPLE RIDGE: previously approved application. Contrary to the application, the contractor ran a line through the wall and punched a hole in the concrete beam to access the utility room. Michael spoke to the owner and he will try to get the installation corrected.
- xi. 11587 MAPLE RIDGE: the board needs to ask them for an application. Michael Poss will follow up.

- b. CLUSTER HVAC STANDARDS: directors agreed to numerous standards updates to otherwise most recent exterior HVAC-approved version standards. Standards may continue to evolve as more unanticipated conditions emerge. President Poss will follow up.
- 4. ADJOURNMENT: Directors adjourned the meeting at 9:23 PM