

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
APRIL 1, 2026 SPECIAL MEETING MINUTES DRAFT**

1. CALL TO ORDER & QUORUM
 - a. VP Kathryn Fay, Secretary Carol Laird, Director Pete Sohn, and President Michael Poss formed a quorum online via Google Meet; Director Jeff Ashley was absent
 - b. President Poss called the meeting to order at 7:35 p.m.

2. MEMBER FORUM
 - a. 11506 MAPLE RIDGE: Member inquired about their HVAC application; President Poss requested that the Member resend it
 - b. 11533 HICKORY CLUSTER: Member made no comments
 - c. 11565 MAPLE RIDGE: Member inquired about HCA Common Area easement possible required DRB hearings; President Poss indicated this was unlikely

3. OFFICER REPORTS AND OTHER BUSINESS
 - a. Director Sohn will consult with side discharge product specialists on visual and acoustical screen clearance requirements
 - b. RA DRB will review March 18, 2026 Rev g current HCA HVAC standards at April 7 hearing

4. EXECUTIVE SESSION
 - a. Directors agreed to enter Executive Session specifically to discuss individual exterior HVAC equipment applications and related contractor easement survey proposal elements
 - b. HVAC APPLICATIONS:
 - i. 11512 MAPLE RIDGE: Not opposed
 - ii. 11514 HICKORY CLUSTER: Deferred pending completion
 - iii. 11546 HICKORY CLUSTER: Deferred pending completion
 - iv. 11521 MAPLE RIDGE: Deferred pending completion
 - v. 11502 HICKORY CLUSTER: RA DRB approval decision letter is incomplete on line set location; President Poss will follow up with RA
 - c. HVAC EASEMENT SURVEY CONTRACTOR PROPOSAL:
 - i. Two pre-installation phases will include general title report and compilation drawing
 - ii. Two post-installation phases will include individual home field surveys and drawings
 - iii. Contractor advises they can start the first two phases immediately and complete them in about two weeks to avoid further RA DRB HVAC application process delays
 - d. Directors agreed to exit Executive Session

5. OPEN SESSION:
 - a. No non-Directors were present during Executive Session or the following Open Session
 - b. All corresponding Director votes, on business discussed during Executive Session, occurred during Open Session following Executive Session
 - c. Directors confirmed individual home HVAC application discussion decision intentions
 - d. Directors agreed that HCA will pay 50% of proposed pre-installation phases; individual homeowners will pay pro-rated 50% of pre-installation plus 100% post-installation phases
 - e. Directors agreed to accept the contractor proposal for all easement survey task phases; President Poss will follow up with the contractor

6. ADJOURNMENT: Directors adjourned the meeting at 9:03 p.m.