

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
MARCH 11, 2026 SPECIAL MEETING MINUTES DRAFT 2b**

1. CALL TO ORDER & QUORUM

- a. Director Jeff Ashley, VP Kathryn Fay, Secretary Carol Laird, Director Pete Sohn, 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. No non-Director Members were present

3. EXECUTIVE SESSION

- a. Directors agreed to enter Executive Session specifically to discuss individual exterior HVAC equipment DRB applications and easement agreements
- b. HVAC APPLICATIONS:
 - i. 11579 MAPLE RIDGE: Not opposed
 - ii. 11500 HICKORY CLUSTER: Not opposed pending updates
 - iii. 11501 MAPLE RIDGE: Deferred due to pending unit location decision; Director Ashley discussed location options with homeowners
 - iv. 11524 MAPLE RIDGE: Not opposed
 - v. 11521 HICKORY CLUSTER: Not opposed carport unit location; Directors agreed with homeowners to update exterior HVAC equipment cluster standards to indicate case-by-case reviews for all proposed carriage house carport unit locations
 - vi. 11501 HICKORY CLUSTER: Not opposed pending completion and updates
 - vii. 11597 MAPLE RIDGE: Not opposed
 - viii. 11504 HICKORY CLUSTER: Not opposed due to corrected unit and line set location information
 - ix. 11506 HICKORY CLUSTER: Deferred pending final rear patio unit location
 - x. 11502 HICKORY CLUSTER: Deferred pending unit location final decision; Directors recommend rooftop location professional evaluation
 - xi. Directors discussed unapproved installations and compliance options
 - xii. Based on applications reviewed and unanticipated conditions encountered, Directors agreed to require easement agreement execution and survey and deed recordation expense pre-payment before installation, such pre-payment to be held in escrow by Abaris
 - xiii. Directors agreed to exit Executive Session

4. OPEN SESSION

- a. No non-Director Members 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

5. ADJOURNMENT: Directors adjourned the meeting at 9:07 p.m.