

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS  
MARCH 4, 2026 SPECIAL MEETING MINUTES DRAFT 2b**

1. CALL TO ORDER & QUORUM

- a. Directors Jeff Ashley, VP Kathryn Fay, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet; Director Pete Sohn was absent
- b. President Poss called the meeting to order at 7:32 p.m.

2. MEMBER FORUM

- a. 11504 MAPLE RIDGE: Member attended but made no comments
- b. 11505 HICKORY CLUSTER: Member requested HVAC application information; Directors directed them to the HCA official website

3. EXECUTIVE SESSION

- a. Directors agreed to enter Executive Session specifically to discuss individual exterior HVAC equipment DRB applications
- b. HVAC APPLICATIONS
  - i. 11540 HICKORY CLUSTER: Deferred due to incomplete Affected Party status
  - ii. 11524 MAPLE RIDGE: HVAC equipment work observed but no corresponding DRB application; Directors will follow up with the homeowner
  - iii. 11502 HICKORY CLUSTER: Director Ashley will discuss line set location resolution options with the homeowners
  - iv. 11506 HICKORY CLUSTER: Director Ashley will discuss unit location options with the homeowners
  - v. 11504 HICKORY CLUSTER: Director Ashley will discuss line set location options with the homeowners
  - vi. 11533 HICKORY CLUSTER: Directors will appeal the DRB approval decision for proposed three-story exterior line set significant negative architectural integrity impact and precedent; homeowner has rear patio and roof chase options
  - vii. 11519 HICKORY CLUSTER: Not opposed due to new unit location
  - viii. 11532 MAPLE RIDGE: Deferred pending application submittal
  - ix. 11545 MAPLE RIDGE: Deferred pending Affected Party signatures
  - x. 11581 MAPLE RIDGE: Deferred pending possible equipment change
  - xi. 11591 MAPLE RIDGE: Deferred pending neighbor Affected Party status
  - xii. 11599 MAPLE RIDGE: Deferred pending possible equipment change
  - xiii. 11521 HICKORY CLUSTER: Deferred pending carport location issues resolutions
- c. 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 8:45 p.m.