

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS  
APRIL 15, 2026 REGULAR MEETING MINUTES**

**1. CALL TO ORDER & QUORUM**

- a. Director Jeff Ashley, VP Kathryn Fay, Secretary Carol Laird, President Michael Poss, and Director Pete Sohn formed a quorum online via Google Meet; Abaris Managing Agent Amanda Smith was also present
- b. President Poss called the meeting to order at 7:35 p.m.

**2. MEMBER FORUM**

- a. 11573 MAPLE RIDGE inquired about the Vantage Hill RA DRB HVAC application and how to register as affected party
- b. 11533 HICKORY CLUSTER asked to obtain board draft minutes and encouraged HOA governance training

**3. MINUTES & FINANCIALS REVIEW**

- a. MARCH 18, 2026 REGULAR MEETING MINUTES: Directors reviewed and accepted minutes with the exception of Kathryn Fay's name spelling correction
- b. MARCH 2026 FINANCIALS
  - i. Abaris corrected the 2026 reserves budget to \$103,000 from \$100,000 in one report but not in another; Amanda will follow up
  - ii. Pre-paid accounts issues persist and require resolution; Amanda will follow up
  - iii. Directors agreed not to accept March financials due to ongoing reserves and pre-paid accounts issues
  - iv. Amanda advised that HCA insurance will probably increase 10%
  - v. Amanda advised that the 2026 Annual Meeting notice was distributed to Members

**4. DIRECTOR REPORTS & OTHER BUSINESS**

- a. BLOCKS 1-2 GUEST PARKING LIGHTING: Directors advised again that guest parking area lights require repair; Amanda is awaiting contractor feedback
- b. BLOCK 2 COMMON AREA LIGHTING: Common area light pole base behind 11561 Maple Ridge is rusted, structurally deteriorated, and requires replacement; Amanda and Director Ashley will follow up
- c. VANTAGE HILL CONDOS HVAC UPDATED APPLICATION:
  - i. Condenser units locations are now closer to homes
  - ii. Visual and acoustical screen fences have two rather than three sides: Director Ashley wants HCA as affected party to require three sides and solid surface
  - iii. Side-discharge 60-65 dBA Durastar exterior units proposed
  - iv. Unit orientation and related enclosure is uncertain
  - v. HCA affected party statement is due to RA by 5:00 p.m. April 17
  - vi. BLOCK 3 WOODS TRESSPASS: Director Ashley as requested that contractor remove tree stumps and tree near Lake Anne Elementary School
- d. BLOCK 2 RETAINING WALLS: Geotechnical work to start in May.
- e. Directors voted to enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications; legal matters, including discussions with legal counsel; and contracts matters, including new proposals and proposed updates to existing contracts

## 5. EXECUTIVE SESSION

- a. COMPLIANCE:
  - i. 11518 HICKORY CLUSTER: Directors discussed not opposing this rooftop HVAC application pending addition of plat and photos
  - ii. 11585 MAPLE RIDGE: Directors discussed deferred application status pending actual installation status
  - iii. 11557 MAPLE RIDGE: Directors discussed not opposing this application
  - iv. 11502 HICKORY CLUSTER: Directors discussed HCA affected party statement regarding unspecified line set location
  - v. 11533 HICKORY CLUSTER: Directors discussed HCA appeal of DRB line set decision
  - vi. Director Sohn will prepare list of Members with unknown HVAC application status
  - vii. Directors discussed implications of the HVAC standards DRB hearing deferred to June
- b. LEGAL:
  - i. COMMON AREA EASEMENT AGREEMENTS: Directors discussed updated terms and conditions 2 and 11
  - ii. TREE RISK LIABILITY: Directors discussed related liability and retaining of consulting arborist to identify high risk trees probability and impact, including those identified by VP Fay
  - iii. SWING SETS LIABILITY: Directors discussed related liability and Secretary Laird requested that Abaris task a handyman to remove the swings
- c. CONTRACTS:
  - i. VP Fay discussed contractor bamboo follow-up treatment pending proposal
  - ii. Secretary Laird discussed the revised trip hazard proposal
- d. Board voted to exit Executive Session

## 6. OPEN SESSION

- a. No non-Director Members were present during or after Executive Session
- b. 11518 HICKORY CLUSTER: Directors agreed to not oppose, pending plat and photos
- c. 11585 MAPLE RIDGE: Directors agreed to defer decision, pending install status
- d. 11557 MAPLE RIDGE: Directors agreed to not oppose, President Poss abstained
- e. 11502 HICKORY CLUSTER: Directors agreed to file an affected party statement
- f. 11533 HICKORY CLUSTER: Directors agreed to appeal the DRB initial decision
- g. Directors agreed to updated easement agreement terms and conditions 2 and 11
- h. Directors agreed to the revised trip hazard contractor proposal
- i. Directors agreed that Abaris should task a handyman to remove all HCA swings

## 7. ADJOURNMENT: Directors adjourned the meeting at 9:20 p.m.