

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
APRIL 22, 2026 HVAC MEETING MINUTES**

1. CALL TO ORDER & QUORUM
 - a. Directors Jeff Ashley, Pete Sohn, 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: no members present
3. DIRECTOR REPORTS & OTHER ISSUES
 - a. VANTAGE HILL (VH): President Poss and Director Ashley reported that Vantage Hill Condominium Association received an HVAC DRB approval decision letter; there may be up to 130 individual HVAC unit DRB applications and installations; fences around clustered units will be on only two sides and of staggerboard configuration; individual unit AHRI 270 sound levels will be 65 dBA maximum and not limited to proposed Durastar products
 - b. HVAC CLUSTER STANDARDS: FDRB hearing date is still pending
 - c. Directors agreed to enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications; and legal matters, including discussions with legal counsel
4. EXECUTIVE SESSION
 - a. LEGAL
 - i. MAY 20 REGULAR MEETING: Directors discussed HCA legal counsel advice for managing the meeting
 - b. COMPLIANCE:
 - i. 11533 HICKORY CLUSTER: RA Full DRB declined to hear the HCA appeal of an initial Panel DRB decision, and accordingly provided final approval of the HCA-opposed line set location, despite their unauthorized installation of the HVAC unit and disputed line set on or about March 29 without final FDRB approval
 - ii. 11502 HICKORY CLUSTER: President Poss will withdraw the related DRB appeal and departed from the meeting for personal reasons
 - iii. 11585 MAPLE RIDGE: Directors discussed not opposing the existing-installation HVAC application
 - iv. 11593 MAPLE RIDGE: Directors discussed not opposing this HVAC application
 - v. 11520 HICKORY CLUSTER: Directors discussed deferring this rooftop HVAC application pending additional line set information
 - vi. 11561 MAPLE RIDGE: Directors discussed fully executed easement contract
 - vii. 11526 MAPLE RIDGE: Directors discussed not opposing this rear patio fence application, pending required signatures
 - viii. 11520 MAPLE RIDGE: Directors discussed deferring this temporary art installation DRB application to next meeting
 - ix. 11599 MAPLE RIDGE: Directors discussed not-as-proposed and non-compliant line set location; Director Ashley will discuss with the Member; Directors noted a nearby dead tree that should be removed
 - x. Board agreed to exit Executive Session

5. OPEN SESSION

- a. No non-Director Members were present during or after Executive Session
- b. Directors agreed:
 - i. 11585 MAPLE RIDGE: Not opposed
 - ii. 11593 MAPLE RIDGE: Not opposed
 - iii. 11520 HICKORY CLUSTER: Deferred, pending line set information
 - iv. 11561 MAPLE RIDGE: reviewed and confirmed first easement agreement package example
 - v. 11526 MAPLE RIDGE: Not opposed to fence application, pending signatures
 - vi. 11520 MAPLE RIDGE: Deferred application to next meeting

6. ADJOURNMENT: Directors adjourned the meeting at 9:13 PM