

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
FEBRUARY 25, 2026 SPECIAL MEETING MINUTES**

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 7:32 p.m.

2. MEMBER FORUM
 - a. 11504 MAPLE RIDGE: Member attended but made no comments
 - b. 11506 HICKORY CLUSTER: Member discussed pending HVAC application and preferences; Director Ashley will follow up with homeowners

3. EXECUTIVE SESSION
 - a. Directors agreed to enter Executive Session specifically to discuss individual exterior HVAC equipment DRB applications
 - b. HVAC APPLICATIONS
 - i. 11545 MAPLE RIDGE: Not opposed pending required signatures
 - ii. 11555 MAPLE RIDGE: Not opposed
 - iii. 11581 MAPLE RIDGE: Not opposed pending Affected Parties status and possible electric meter clearance resolution
 - iv. 11565 MAPLE RIDGE: Not opposed, including common area easement
 - v. 11519 HICKORY CLUSTER: Deferred pending unit location updates
 - vi. 11502 HICKORY CLUSTER: Deferred due to incomplete application without proposed line set location, HCA will register as opposing DRB Affected Party
 - vii. 11504 HICKORY CLUSTER: Deferred due to incorrect unit model information and lack of line set location; HCA will register as opposing DRB Affected Party
 - viii. 11506 HICKORY CLUSTER: Deferred for final unit location determination; President Poss and Director Ashley will follow up with the homeowners
 - ix. 11521 MAPLE RIDGE: Directors discussed the existing unapproved line set location and will discuss possible next steps with RA Covenants Advisor
 - x. 11500 MAPLE RIDGE: Directors discussed existing unapproved line set location; President Poss contacted the homeowner about informal resolution
 - xi. 11587 MAPLE RIDGE: Requires application for unapproved installation; President Poss will follow up with the homeowners
 - xii. Based on applications reviewed and unanticipated conditions encountered, Directors agreed to update current exterior HVAC equipment HCA-approved standards that will further evolve as more unanticipated conditions emerge; President Poss will follow up

4. OPEN SESSION
 - a. No non-Director Members were present during or after Executive Session or the following Open Session

5. ADJOURNMENT: Directors adjourned the meeting at 9:23 p.m.