

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
JUNE 10, 2026 HVAC SPECIAL MEETING MINUTES**

1. CALL TO ORDER & QUORUM
 - a. Directors Jeffrey Ashley, Pete Sohn, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet. Director Fay was absent.
 - b. President Poss called the meeting to order at 7:33 p.m.

2. MEMBER FORUM:
 - a. 11512 HICKORY CLUSTER: Member asked about his easement agreement and next steps; His screen is complete and compliant; next step is group field survey for reduced labor and expense for all locations; Directors will notify all when the survey is scheduled; Member opted to wait for the group survey
 - b. 11587 MAPLE RIDGE: Member asked Block 2 retaining wall status; Director Ashley reported a June 8 study kickoff meeting onsite and discussed brick vs. stone façade options; President Poss noted that the 2023 reserve study target was 2028 to have sufficient funding to perform repairs, subject to final scope and expense determination

3. MINUTES & OTHER BUSINESS:
 - a. Directors approved April 22 meeting minutes pending clarification for 11561 Maple Ridge easement discussion as the first “reviewed and confirmed easement agreement package example”
 - b. Directors approved April 29 minutes
 - c. Directors approved May 6 minutes. Director Ashley did not attend that meeting and abstained
 - d. 11502 HICKORY CLUSTER: Directors confirmed previous agreement to withdraw the HCA appeal of a RA DRB affected party HVAC decision for the June 16 Full DRB hearing
 - e. HCA STANDARDS RA FDRB HEARING: HCA March 18 Rev g cluster standards are on the agenda for approval; President Poss will attend and encouraged Director Ashley and all other Directors to attend and provide support
 - f. Board agreed to enter Executive Session specifically to discuss pending compliance matters, including RA DRB applications.

4. EXECUTIVE SESSION
 - a. COMPLIANCE:
 - i. 11579 MAPLE RIDGE: Directors discussed not opposing this existing HVAC installation application
 - ii. Directors discussed easement agreement process deadlines
 - iii. Directors agreed to exit Executive Session

5. OPEN SESSION
 - a. No non-Director Members were present during or after Executive Session
 - b. Directors agreed:
 - i. 11579 MAPLE RIDGE: to not oppose to existing HVAC installation application

6. ADJOURNMENT: Directors adjourned the meeting at 8:32 p.m.