

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
JUNE 3, 2026 HVAC SPECIAL MEETING MINUTES**

1. CALL TO ORDER & QUORUM

- a. Directors Jeffrey Ashley, Pete Sohn, 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 7:34 p.m.

2. MEMBER FORUM

- a. 11565 MAPLE RIDGE: Member asked about easement agreement next steps
- b. 11513 MAPLE RIDGE: Member asked about easement agreement expense pre-payment expenses; President Poss and Director Ashley discussed related expenses and original estimate changes from advisors that later identified more requirements and provided more information about survey, legal, recordation, and other fees
- c. 11543 HICKORY CLUSTER: Member asked about the notarized easement agreement

3. MINUTES & OTHER BUSINESS

- a. Directors agreed to approve February 25, March 4, March 11, and March 25, 2026 meeting minutes, Director Fay abstained; Directors agreed to approve April 1 meeting minutes, Director Ashley abstained; Directors agreed to approved April 8, 2026 meeting minutes
- b. President Poss noted that April 1, 2026 was when the Board more clearly recorded Open Session votes on Executive Session discussion decisions when no non-Director Members were present, so minutes before April 1 may not specifically record such Open Session votes
- c. Directors agreed to approve revised January 8 and April 15 meeting minutes
- d. Director Poss discussed the incomplete Dominion Energy Third Party Authorization agreement provided by Abaris and revocation of the requested page 1 of 6 May 11 HCA signature; legal counsel will review and advise on pages 2-6 to be completed by Abaris
- e. Directors agreed to enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications

4. EXECUTIVE SESSION

a. COMPLIANCE:

- i. 11525 MAPLE RIDGE: Directors discussed not opposing this application, with the stipulation that existing vegetation or HCA standard wood Sohn screen be required
- ii. 11524 HICKORY CLUSTER: Directors discussed Member preference for no permanent in-ground installation, Director Sohn proposed brick wall attachment
- iii. 11599 MAPLE RIDGE: Director Ashley reported that the Member plans to relocate the visible exterior line set
- iv. 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. 11525 MAPLE RIDGE: Directors agreed to not oppose this application, with the stipulation that existing vegetation or HCA standard wood Sohn screen be required

6. ADJOURNMENT: Directors adjourned the meeting at 8:27 p.m.