

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
MAY 13, 2026 HVAC SPECIAL MEETING MINUTES**

1. CALL TO ORDER & QUORUM
 - a. Directors Jeff 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 7:35 p.m.

2. MEMBER FORUM:
 - a. No Members were present
 - b. Board agreed to enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications

3. EXECUTIVE SESSION
 - a. COMPLIANCE:
 - i. 11504 MAPLE RIDGE: Directors discussed not opposing this application
 - ii. 11599 MAPLE RIDGE: Directors discussed installed line set issues; Director Ashley will follow up with the owners
 - iii. 11512 HICKORY CLUSTER: Directors discussed an installed line set issues; Directors discussed options including a five foot high Sohn screen with two sides and a stepped sloped edge, minimum two inch clearance from the adjacent railing, and a brown line let cover similar in color to HCA standard Ranch Mink paint
 - iv. Directors discussed outreach to update uninstalled HVAC compliance status
 - v. Director Ashley will ask HCA legal counsel to contact VDOT via letter on bamboo removal along Baron Cameron adjacent to Hickory Cluster
 - vi. Directors voted to exit Executive Session

4. OPEN SESSION
 - a. No non-Director Members were present during or after Executive Session
 - b. Directors agreed:
 - i. 11504 MAPLE RIDGE: Not opposed
 - ii. 11599 MAPLE RIDGE: Director Ashley will informally follow up on line set issue
 - iii. 11512 HICKORY CLUSTER: To informally collaborate on proposed five foot high Sohn screen with two sides and a stepped sloped edge, minimum two inch clearance from the adjacent railing, and a brown line let cover similar in color to HCA standard Ranch Mink paint
 - iv. Director Ashley will ask HCA legal counsel to contact VDOT via letter on bamboo removal along Baron Cameron adjacent to Hickory Cluster

5. ADJOURNMENT: Directors adjourned the meeting at 8:28 p.m.