

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
APRIL 15, 2026 REGULAR MEETING MINUTES**

1. CALL TO ORDER & QUORUM

- a. Director Jeff Ashley, VP Kathryn Fay, Secretary Carol Laird, President Michael Poss, and Director Pete Sohn formed a quorum online via Google Meet; Abaris Managing Agent Amanda Smith was also present
- b. President Poss called the meeting to order at 7:35 p.m.

2. MEMBER FORUM

- a. 11573 MAPLE RIDGE inquired about the Vantage Hill RA DRB HVAC application and how to register as affected party
- b. 11533 HICKORY CLUSTER asked to obtain board draft minutes and encouraged HOA governance training

3. MINUTES & FINANCIALS REVIEW

- a. MARCH 18, 2026 REGULAR MEETING MINUTES: Directors reviewed and accepted minutes with the exception of Kathryn Fay's name spelling correction
- b. MARCH 2026 FINANCIALS
 - i. Abaris corrected the 2026 reserves budget to \$103,000 from \$100,000 in one report but not in another; Amanda will follow uup
 - ii. Pre-paid accounts issues persist and require resolution; Amanda will follow up
 - iii. Directors agreed not to accept March financials due to ongoing reserves and pre-paid accounts issues
 - iv. Amanda advised that HCA insurance will probably increase 10%
 - v. Amanda advised that the 2026 Annual Meeting notice was distributed to Members

4. DIRECTOR REPORTS & OTHER BUSINESS

- a. BLOCKS 1-2 GUEST PARKING LIGHTING: Directors advised again that guest parking area lights require repair; Amanda is awaiting contractor feedback
- b. BLOCK 2 COMMON AREA LIGHTING: Common area light pole base behind 11561 Maple Ridge is rusted, structurally deteriorated, and requires replacement; Amanda and Director Ashley will follow up
- c. VANTAGE HILL CONDOS HVAC UPDATED APPLICATION:
 - i. Condenser units locations are now closer to homes
 - ii. Visual and acoustical screen fences have two rather than three sides: Director Ashley wants HCA as affected party to require three sides and solid surface
 - iii. Side-discharge 60-65 dBA Durastar exterior units proposed
 - iv. Unit orientation and related enclosure is uncertain
 - v. HCA affected party statement is due to RA by 5:00 p.m. April 17
 - vi. BLOCK 3 WOODS TRESSPASS: Director Ashley requested that contractor remove tree stumps and tree near Lake Anne Elementary School
- d. BLOCK 2 RETAINING WALLS: Geotechnical work to start in May.
- e. Directors agreed to enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications; legal matters, including discussions with legal counsel; and contracts matters, including new proposals and proposed updates to existing contracts

5. EXECUTIVE SESSION

a. COMPLIANCE:

- i. 11518 HICKORY CLUSTER: Directors discussed not opposing this rooftop HVAC application pending addition of plat and photos
- ii. 11585 MAPLE RIDGE: Directors discussed deferred application status pending actual installation status
- iii. 11557 MAPLE RIDGE: Directors discussed not opposing this application
- iv. 11502 HICKORY CLUSTER: Directors discussed HCA affected party statement regarding unspecified line set location
- v. 11533 HICKORY CLUSTER: Directors discussed HCA appeal of DRB line set decision
- vi. Director Sohn will prepare list of Members with unknown HVAC application status
- vii. Directors discussed implications of the HVAC standards DRB hearing deferred to June

b. LEGAL:

- i. COMMON AREA EASEMENT AGREEMENTS: Directors discussed updated terms and conditions 2 and 11
- ii. TREE RISK LIABILITY: Directors discussed related liability and retaining of consulting arborist to identify high risk trees probability and impact, including those identified by VP Fay
- iii. SWING SETS LIABILITY: Directors discussed related liability and Secretary Laird requested that Abaris task a handyman to remove the swings

c. CONTRACTS:

- i. VP Fay discussed contractor bamboo follow-up treatment pending proposal
- ii. Secretary Laird discussed the revised trip hazard proposal

d. Board voted to exit Executive Session

6. OPEN SESSION

a. No non-Director Members were present during or after Executive Session

b. Directors agreed:

- i. 11518 HICKORY CLUSTER: Not opposed, pending plat and photos
- ii. 11585 MAPLE RIDGE: Deferred, pending install status
- iii. 11557 MAPLE RIDGE: Not opposed, President Poss abstained
- iv. 11502 HICKORY CLUSTER: To file an affected party statement
- v. 11533 HICKORY CLUSTER: To appeal the DRB initial decision
- vi. To updated easement agreement terms and conditions 2 and 11
- vii. To the revised trip hazard contractor proposal
- viii. Abaris should task a handyman to remove all HCA swings

7. ADJOURNMENT: Directors adjourned the meeting at 9:20 p.m.