

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS  
MAY 20, 2026 REGULAR MEETING MINUTES**

1. CALL TO ORDER & QUORUM
  - a. Directors Pete Sohn, Jeff Ashley, Kathryn Fay, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet; legal counsel Leslie Brown attended
  - b. President Poss called the meeting to order at 7:35 p.m.
2. MEMBER FORUM
  - a. 11533 HICKORY CLUSTER: Member Rekas was not present but earlier filed complaints pursuant to HCA General Resolution 14
  - b. Directors agreed to enter Executive Session for consultation with legal counsel Brown
3. EXECUTIVE SESSION
  - a. Directors agreed to exit Executive Session after consultation with legal counsel Brown
4. MINUTES & FINANCIALS REVIEW
  - a. APRIL 15, 2026 REGULAR MEETING MINUTES:
    - i. Directors reviewed and accepted minutes, pending error corrections
  - b. APRIL 30, 2026 FINANCIALS:
    - i. Directors approved April Financials with exception of pre-paid accounts
    - ii. HVAC easement pre-payments should be reported but are not
5. DIRECTOR REPORTS & OTHER BUSINESS
  - a. TRIP HAZARDS: Director Laird reported that clusterwide concrete plaza and driveway apron remediation was completed successfully by Precision Safe Sidewalks
  - b. BLOCK 2 RETAINING WALLS: Director Ashley reported that the retaining walls survey will take two months to complete
  - c. 2023 RESERVE STUDY: President Poss will coordinate an updated version to include HCA storm water management and other ongoing issues
  - d. 11524 HICKORY CLUSTER: Directors discussed Sohn screen design and location
  - e. 11553 MAPLE RIDGE: Homeowner reported that the grounds maintenance contractor trimmed a large HCA Common Area holly tree at their front entry door, was very upset
  - f. 11542 HICKORY CLUSTER: President Poss discussed nearby tree trunks vine growth and planned homeowner volunteer efforts to manage it
  - g. Board agreed to enter Executive Session to specifically discuss pending compliance matters, including DRB applications
  - h. Directors agreed to re-enter Executive Session to specifically discuss pending compliance matters, including RA DRB applications
6. EXECUTIVE SESSION
  - a. COMPLIANCE
    - i. 11506 MAPLE RIDGE: Directors discussed not opposing this application, pending updates
    - ii. 11508 MAPLE RIDGE: Directors discussed not opposing this application
    - iii. 11525 MAPLE RIDGE: Directors discussed not opposing this application, pending updates

- iv. 11512 HICKORY CLUSTER: Directors discussed required screen corrections and May 20 email instructions to homeowner
- v. Directors discussed Google Meet Executive Session Waiting Room for Members
- vi. Board agreed to exit Executive Session

7. OPEN SESSION

- a. No non-Director Members were present during or after Executive Session
- b. Directors agreed:
  - i. 11533 HICKORY CLUSTER: Legal counsel WILL prepare a Letter of Determination in response to Member Rekas' complaints
  - ii. Secretary Laird will prepare a list of Director Executive Session decisions to be ratified in Open Session
  - iii. 11502 HICKORY CLUSTER: President Poss will formally withdraw RA DRB line set decision appeal
  - iv. 11506 MAPLE RIDGE: Not opposed, pending application updates
  - v. 11508 MAPLE RIDGE: Not opposed, Secretary Laird abstained
  - vi. 11525 MAPLE RIDGE: Not opposed, pending application updates
  - vii. 11512 HICKORY CLUSTER: Director Sohn will collaborate on screen with homeowner based on President Poss' May 20 email guidance to homeowner
- c. VANTAGE HILL RA DRB HVAC APPLICATION UPDATE:
  - i. Proposed HVAC units will have sound levels of 60-65 dBA
  - ii. Directors will try to collaborate with condo representatives on related HVAC issues

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