

HICKORY CLUSTER ASSOCIATION ANNUAL MEETING

May 17, 2025, MEETING MINUTES

Rose Gallery, Lake Anne Community Center

DIRECTORS PRESENT: Silvia Merrill, Kathryn Fay, Jennifer Rekas

DIRECTORS ABSENT: Fred Swartzendruber, Daniel Cassidy, Laurie Swift

ABARIS STAFF: Amanda Smith

QUORUM & CALL TO ORDER

- President Merrill called the annual meeting to order at 9:19 am

- A Quorum of Members attended

MINUTES FROM 2024 ANNUAL MEETING

- Minutes from the 2024 annual meeting were reviewed and approved.

MEMBER FORUM

- 11515 Maple Ridge – Tree with gypsy moths and dead photinia tree (there are four or five) nearby.
- 11531 Maple Ridge – Question about change of common property use for HVAC installation on common property. Also re-iterate seeking progress on damage to window. In favor of EVCS grant pursual and county engineering help. Comment on Bladerunners – blow landscaping debris on vehicle – ask that they blow away from the vehicle. Street sealing may be in order for this year.
- 11546 Hickory Cluster - Question on Abaris portal access instructions and clarification on changes to how monthly collections are paid.
- 11513 Hickory Cluster – Member of community emergency response team, has training available for new participants, if desired. Announced CERT event and solicited. There will be a National Night Out event this year, 1st Tuesday in August at Block 2.
- 11571 Maple Ridge – Thanks to board for volunteering. Sometimes there are trash problems – do some cleanup personally on trash days.
- 11544 Hickory Cluster – Concern about poison ivy around the loop trail and in the woods nearby. Trees right behind house are very close. Crepe Myrtles are touching windows.
- 11522 Hickory Cluster – Thank you for work being done. Shared uneven sidewalk concerns in the past and playground is important. Wondering if paving work could put in ramp access to block 3 into loop – between 11540 and 11534 connection ramp. <Send Abaris map with marks for suggestions>

HICKORY CLUSTER YEAR IN REVIEW

- Review of financials - Annual financial review was provided and briefly reviewed
- President Merrill highlighted the activities and achievements of the past year. See annual 2025 meeting brief. Some highlights of accomplishments:
 - Virtual Voting platform selection
 - Bamboo eradication phase 1 in progress
 - Electric Vehicle Charging Station Survey #2
 - Landscaping vendor is still Bladerunners – discussion about trees handling in particular
- Review of 2025-26 Plans

- Wall in Block 2
- Trip hazards
- Continued tree maintenance
- More bamboo eradication
- More landscaping projects
- etc. (see briefing deck)
- Review of 2025-26 administrative plans.
- Training will be provided by Rees Broome for new and current board members to understand new/evolving laws.
- Brief review of DRB application process.
- Discussion of change of TWC vendor to Abaris Real Estate Management. Residents need to stop all old electronic payment methods and use the new portal for standing up payment.
- **ACTION:** Abaris – check with legal counsel on common use changes (such as for HVAC) needing member approval.

Board Elections Results:

Peter Sohn
Michael Poss
Jeff Ashley
Carol Laird

VI. ADJOURN

The meeting adjourned 10:51 am.

NEXT ANNUAL MEETING: SATURDAY MAY 16, 2026 AT 9AM, ROSE GALLERY AT LAKE ANNE,

//ENDS