

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
JUNE 24, 2026 HVAC SPECIAL MEETING MINUTES**

1. CALL TO ORDER & QUORUM
 - a. Directors Jeffrey Ashley, Kathryn Fay, Pete Sohn, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet
 - b. President Poss called the meeting to order at 7:38 p.m.
2. MEMBER FORUM: No non-Director Members were present
3. MINUTES & OTHER BUSINESS:
 - a. JUNE 3, 2026 MINUTES: Directors approved, but with replacement of “will” with “plans to” in Executive Session discussion item a.iii.
 - b. JUNE 10, 2026 MINUTES: Directors approved, but corrected to add “HVAC Special Meeting” and remove redundant “first” under Minutes & Other Business discussion item a.
 - c. JUNE 17, 2026 MINUTES: Directors approved, including past meeting Executive Session vote ratifications
 - d. 2026 ANNUAL MEETING:
 - i. President Poss reviewed draft presentation slides
 - ii. Director Sohn will talk to the 11520 Maple Ridge homeowner about his art installation presentation
 - iii. President Poss discussed planned 2023 Reserve Study updates
 - iv. President Poss discussed an offer from former RA DRB Member Architect Richard Newlon to discuss recent Block 1 balcony joist issues
 - v. President Poss indicated that HVAC approvals and installations were 92% complete
 - vi. Directors discussed Abaris management of elections
 - vii. Director Laird will purchase coffee and food for 30 attendees
 - e. Directors agreed to enter Executive Session specifically to discuss RA DRB applications and legal counsel consultations matters
4. EXECUTIVE SESSION
 - a. COMPLIANCE:
 - i. 11514 MAPLE RIDGE: Directors discussed not opposing HVAC application
 - ii. 11515 HICKORY CLUSTER: Directors discussed not opposing HVAC application
 - b. LEGAL
 - i. 11533 HICKORY CLUSTER: Directors discussed Member legal expenses payment demand, and discussed related HCA legal counsel advice
 - c. 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. 11514 MAPLE RIDGE: To not oppose HVAC application
 - ii. 11515 HICKORY CLUSTER: To not oppose HVAC application
 - iii. 11533 HICKORY CLUSTER: To oppose Member legal expenses payment demand, and to seek related HCA legal counsel advice
6. ADJOURNMENT: Directors adjourned the meeting at 8:40 p.m.