

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

1. CALL TO ORDER & QUORUM

- a. Directors Kathryn Fay, Pete Sohn, Secretary Carol Laird, and President Michael Poss formed a quorum online via Google Meet. President Poss called the meeting to order at 7:05 p.m., the early start time as previously requested and posted.
- b. Director Jeff Ashley joined at 7:30 p.m.

2. MEMBER FORUM:

- a. 11509 MAPLE RIDGE: Owners discussed a proposal for enclosure of their third floor terrace

3. MINUTES & FINANCIALS:

- a. JUNE 17, 2026 MINUTES: Directors confirmed previous Regular Meeting minutes approval
- b. JUNE 24, 2026 MINUTES: Directors approved Special Meeting minutes
- c. FINANCIALS:
 - i. 2024-25 AUDIT REPORTS: Directors reviews and Officer signatures pending
 - ii. DOMINION ENERGY AGREEMENT: Requested Abaris feedback and Officer signature still pending

4. DIRECTOR REPORTS & OTHER BUSINESS

- a. ABARIS Q2 MEETING: Amanda will join August rather than July meeting
- b. DIRECTOR NOMINATION: 11587 Maple Ridge Member formally volunteered to join the HCA Board of Directors; Directors discussed his nomination form information and agreed to appoint him pending his written acceptance
- c. BLOCK 1 CARRIAGE HOUSE BALCONY JOISTS: Directors discussed ongoing issue of water infiltration compromising structural integrity in at least two carriage houses
- d. TREE RISK MANAGEMENT
 - i. UCP LOT LINE: Large falling tree and others near Block 3 need inspection and removal
 - ii. RA TREE CUTTING ON HCA COMMON AREA: RA Watershed Manager Ben Rhodes agreed with President Poss to avoid future issues
 - iii. TREE RISK SURVEY: Still pending updated proposal and review
- e. BLOCK 2 RETAINING WALLS: Pending TDL report discussion and requested storm water management input
- f. Directors agreed to enter Executive Session specifically to discuss compliance and legal consultation with counsel

5. EXECUTIVE SESSION

- a. LEGAL
 - i. 11533 HICKORY CLUSTER: Directors discussed Member legal expenses payment demand, and discussed related HCA legal counsel advice
- b. COMPLIANCE:
 - i. 11509 MAPLE RIDGE: Directors discussed proposed third floor enclosed terrace, consistency with existing enclosures on other similar Goodman Houses, and Affected Party statement necessary to assert AP status due to application submittal to RA DRB prior to HCA AP status determination and signature

- ii. 11519 HICKORY CLUSTER: Directors discussed proposed rear patio fence and lack of compliance with HCA General Resolution 6 Fence Standards
- c. UNAPPROVED EXTERIOR RADON PUMPS: Directors discussed exterior installations following resale compliance inspections that occur without required HCA and RA DRB applications, reviews, signatures, and approvals
- d. Directors agreed to exit Executive Session

6. OPEN SESSION

- a. No non-Director Members were present during or after Executive Session
- b. Directors agreed:
 - i. 11509 MAPLE RIDGE: To defer third floor terrace enclosure Affected Party decision and signature following Member collaboration to resolve open issues
 - ii. 11519 HICKORY CLUSTER: To defer rear patio fence Affected Party AP decision and signature following Member collaboration to resolve open issues

7. ADJOURNMENT: Directors adjourned the meeting at 8:27 p.m.