

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
AUGUST 19, 2026 REGULAR MEETING MINUTES**

1. CALL TO ORDER & QUORUM

- a. Vice President Jeff Ashley, Directors 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 7:32 p.m.

2. MEMBER FORUM: No non-Director Members were present

3. MINUTES & FINANCIALS

- a. JULY 15, 2026 MINUTES: Directors agreed to approve July 15, 2026 Regular Meeting minutes as drafted
- b. JULY 31, 2026 FINANCIALS: Landscaping expense is higher than expected; check tree maintenance vs. landscape account expense assignments; survey contractor was paid; Directors accepted July financial reports

4. OFFICER REPORTS & OTHER BUSINESS:

- a. NEIGHBORHOOD WATCH: Directors agreed that the annual National Night Out event must rotate its location; 2027 and future events must also be held in HCA Blocks 1 or 3
- b. COMMON AREA ANIMAL CONTROL: Directors agreed to authorize Fairfax County enforcement of animal control ordinances as proposed by RA; President Poss will follow up
- c. EASEMENT PROCESS: President Poss will update HCA legal counsel
- d. EXTERIOR HVAC EQUIPMENT SCREENS: Director Sohn will perform an audit of visual and acoustical screen actual construction compliance with the HCA-approved screen design
- e. BLOCK 3 LANDING STORAGE DOORS: No working keys are available to Directors from Abaris or others; a locksmith will be engaged to gain access; President Poss will obtain an estimate for storage door replacement
- f. BLOCK 2 RETAINING WALL:
 - i. TDL WALL STUDY REPORT: The report included only the upper, not lower, retaining wall; VP Ashley questioned rebuilding or pinning and will discuss with TDL; the upper adjacent rear patio retaining wall and stone may also be included
 - ii. WSSI STORM WATER STUDY: Directors discussed technical issues of repairing and/or upgrading original as-built storm water management elements for ensuring proposed retaining wall repair or replacement integrity
- g. LANDSCAPING: Director Fay discussed grounds maintenance lawnmower turf damage; Directors Fay and Poss will meet with the contractor account manager to view and discuss
- h. Directors agreed to enter Executive Session per Code of Virginia Section 55.1-1949 to “ ... *discuss and consider contracts, pending or probable litigation, and matters involving violations of the declaration of rules and regulations ... upon the affirmative vote in an open meeting to assemble in executive session. ...* ”

5. EXECUTIVE SESSION

- a. Directors agreed to exit Executive Session

6. OPEN SESSION

- a. No non-Director Members were present during or after Executive Session
- b. Directors discussed and agreed:
 - i. BLOCK 2 WSSI STORM WATER STUDY: President Poss will pursue a biddable document as requested by VP Ashley to be part of the study proposal
 - ii. 11540 HICKORY CLUSTER: To defer a window replacement proposal decision until Director Ashley consults with the owner
 - iii. 11519 HICKORY CLUSTER: To not oppose proposed carport EV charger, pending application update acceptance and neighbor AP status choice
 - iv. 11516 HICKORY CLUSTER: To not oppose proposed rear patio deck
 - v. 11533 HICKORY CLUSTER: An HCA Legal Counsel representative will appear at the August 28 hearing to request a venue change to General District Court
 - vi. EXTERIOR HVAC EQUIPMENT EASEMENTS: To authorize field survey, mapping, and recordation tasks; President Poss will follow up
 - vii. 11543 HICKORY CLUSTER: HCA Legal Counsel will send a letter to the Member regarding their easement agreement
 - viii. 11515 HICKORY CLUSTER: HCA Managing Agent Abaris will send a letter to the Member regarding their HCA account status

7. ADJOURNMENT: Directors adjourned the meeting at 9:54 p.m.