**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS**
**OCTOBER 21, 2026 REGULAR MEETING MINUTES**

1. CALL TO ORDER & QUORUM
    a. Directors Kathryn Fay, Pete Sohn, Secretary Carol Laird, Treasurer Matt Leidich, and President Michael Poss formed a quorum online via Google Meet
    b. Abaris Managing Agent Smith and Legal Counsel Brown were also present
    c. Director Ashley was absent
    d. President Poss called the meeting to order at 7:32 p.m.

2. MEMBER FORUM:
    a. 11547 MAPLE RIDGE: Member discussed non-compliant rear kitchen windows cited by RA and HCA; noted no corresponding 2005 resale violation and related RA DRB information

3. MINUTES & FINANCIALS:
    a. SEPTEMBER 16, 2026 MINUTES: Directors agreed to approve August 19, 2026 Regular Meeting minutes with the following changes:
        i. BLOCK 2 RETAINING WALLS: To be added that Director Fay asked about who owns the wall below the wing wall
    b. AUGUST 31, 2026 FINANCIALS:
        i. President Poss requested an update on a Land Design Phase III-IV survey invoice
        ii. Managing Agent Smith reported an August 11 invoice and an October 14 invoice

4. OFFICER REPORTS & OTHER BUSINESS
    a. 11509 MAPLE RIDGE DRB APPLICATION
        i. Directors agreed to not oppose overall concept of the enclosure
        ii. Directors agreed to not oppose rear elevation fixed and operable windows
        iii. Majority of Directors opposed side elevations wood fin screen, window, and sliding glass door walls; Directors Fay and Laird abstained
        iv. President Poss will prepare an October 27 RA DRB hearing AP statement
    b. 2027 ANNUAL BUDGET
        i. Directors discussed and suggested numerous possible 2027 Annual Budget line item values based on the approved 2026 Annual Budget values, September 31, 2026 actuals-to-date values, and initial Abaris proposed 2027 values
    c. OCTOBER 28/29/30 SPECIAL MEETING
        i. Directors agreed to announce and hold an October 30 Special Meeting online at 5:00 p.m. to further discuss and agree on 2027 budget line item values
    d. Directors agreed to enter Executive Session per VA Code Section 55.1-1949 to "… (iii) consult with legal counsel, 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 agreed:

i. CONSULT WITH LEGAL COUNSEL
    1) 11533 HICKORY CLUSTER PROBABLE LITIGATION: Legal counsel will draft a demand letter response

ii. VIOLATIONS
    1) 11545 MAPLE RIDGE: Legal counsel will send an encroachment notice to Member
    2) 11547 MAPLE RIDGE:
        a. Legal counsel will send an encroachment notice to Member
        b. Not oppose DRB application for existing HVAC updated location not approved by RA DRB
        c. Oppose request to allow existing unauthorized landscaping on HCA Common Area
        d. Not oppose DRB application for rear patio Koi pond not approved by RA DRB only if that the unauthorized portion on HCA Common Area is removed
        e. Oppose DRB application for existing exterior rear patio entry door transom exhaust vent not approved by RA DRB
        f. Not oppose DRB application for existing glass panel replacement of upper-level terrace solid slab door not approved by RA DRB
        g. Not oppose DRB application for existing front entry door transom glass panel not approved by RA DRB
        h. Defer DRB application decision on existing non-compliant rear patio kitchen windows not approved by RA DRB, pending additional applicant information

iii. PENDING CONTRACTS
    1) GOOGLE: Defer decision on proposed services upgrades
    2) BLOCK 2 RETAINING WALLS: Defer discussion pending VP Ashley return
    3) BLOCK 2 STORM WATER MANAGEMENT: Defer discussion pending VP Ashley return
    4) BLOCK 3 STORAGE ROOM DOORS: Accept contractor door replacement proposal as best value of three submitted estimates; request paint color match
    5) 11513 MAPLE RIDGE: Accept contractor proposal to remove rear patio HCA Common Area Crape Myrtle tree pending required DRB application submittal and approval
    6) 11509 MAPLE RIDGE: Accept contractor proposal to remove Common Area dead tree
    7) BLOCK 1 ENTRANCE: Defer decision on contractor Japanese Stiltgrass removal proposal pending further discussion
    8) 11557-61 MAPLE RIDGE SHRUB: Defer decision on contractor dead shrub removal and replacement proposal pending further discussion
    9) 2027 GROUNDS MAINTENANCE: Accept contractor renewal proposal

7. ADJOURNMENT: Directors adjourned the meeting at 10:12 p.m.