HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS
OCTOBER 30, 2026 SPECIAL MEETING MINUTES

1. CALL TO ORDER & QUORUM
    a. Director Pete Sohn, Secretary Carol Laird, Treasurer Matt Leidich, and President Michael Poss formed a quorum online via Google Meet
    b. Abaris Managing Agent Amanda Smith was present
    c. Vice President Ashley and Director Fay were absent
    d. President Poss called the meeting to order at 8:00 p.m.

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

3. MINUTES & FINANCIALS: None

4. OFFICER REPORTS & OTHER BUSINESS
    a. 2027 ANNUAL BUDGET
        i. Directors discussed all 2026 annual, September 30 actual, and 2027 most recent proposed budget line item values, including those noted on the updated October 30 draft spreadsheet from President Poss
        ii. Directors agreed to accept the updated October 30, 2027 budget line item values as proposed, including resulting 2027 Member monthly fees to be $268
    b. 11501 HICKORY CLUSTER
        i. Directors did not oppose an updated DRB application for front column and beam repairs of value to numerous other carriage house homeowners
    c. BLOCK 3 STORAGE ROOM DOORS
        i. President Poss advised Directors that access keys have been unavailable for a year or more despite efforts by Secretary Laird and Managing Agent Smith to locate them
        ii. Immediate storage was desired to preserve and make available to Members many original as-built Hope steel awning window frames from a recent Block 3 resale
        iii. HCA engaged a locksmith to open and re-key the doors
        iv. Upon entry and observation, one room door will not re-close due to major moisture damage; the other room exhibits substantial water infiltration and damage, including apparent concrete ceiling (landing) structural failure
        v. Directors agreed to request that landing Member homeowners remove all personal potted plants now on the landings and to not add water to landing surfaces
        vi. HCA will engage a consulting engineer to assess damage and possible repairs
    d. Directors agreed to enter Executive Session per VA Code Section 55.1-1949 to "… (iii) 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 to accept the contractor 2027 snow removal proposal

7. ADJOURNMENT: Directors adjourned the meeting at 8:57 p.m.