



Hickory Farms Community Association Annual Meeting Minutes

21 October 2025

Microsoft Teams

- Meeting opened at 7:00 by President Steven Kubrak
- At 7:05 the meeting was closed as a 1/4 quorum of homeowners (50) was not reached
- The meeting was restarted at 7:06 pm as the 1/8 quorum of homeowners (25) was met
- Secretary Clair Hill confirmed the quorum: 39 (reference spreadsheet)
 - Attendees: 18 (virtual)
 - Proxies: 21 (16 email, 5 paper)
- Reports were presented (reference slide deck)
- Budget was approved: 37 in favor, 2 abstain
- Board members approved
 - Steven Kubrak – President: 39 in favor
 - Clair Hill – Secretary: 39 in favor
 - Judy Dent – Treasurer: 39 in favor
 - Tad Weed – Member at large: 39 in favor
 - Charles Chu – Member at large: 39 in favor
 - Pam Barrett – Member at large: 36 in favor, 3 abstain
- Comments:
 - CAC: Redoing the beds at community entrances after the new signage installed in 2026.
 - CAC: Will need help for winter weeding from the community – will send out notices.
 - It was noted that the dues increased by 50% since 2019. Is the trend expected to continue.
 - Concern was raised about the posting of political signage and clarity regarding the community rules was desired.
 - It was suggested to communicate to homeowners what the board member responsibilities entail. The link for this info on HFCA website was provided: [Hickory Farms | Board of Directors](#)
 - The community was encouraged to attend Fairfax County's 2024 Environmental Excellence Award ceremony will take place on Thursday, October 30, 2025, from 6:00–8:00 p.m. where

Melissa and Jarrett Stark will be receiving an award. An announcement was made in the October 2025 community newsletter and it was suggested that an email reminder be sent to residents.

- Motion to adjourn made by Steve Kubrak; seconded by attendee Melissa Stark; all were in favor.
- Meeting adjourned at 8:10 PM