

**** HICKORY FARMS COMMUNITY ASSOCIATION****

SPECIAL BOARD MEETING MINUTES

Date: June 17, 2025

Time: 7:00 PM – 7:53 PM EST

Location: Microsoft Teams



1. Call to Order

- **President's Remarks:** Called meeting to order.
 - **Quorum Confirmed:** Attending members included Steven Kubrak (President), Telah Jackson (Vice President), Tad Weed (Assistant Treasurer), Melissa Stark (Common Areas Committee Chair), and Clair Hill (Secretary).
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2. Discussion Topic: Hickory Farms Sign Project Proposal Options

Reviewed and discussed Hickory Farms Sign Project Proposal options as submitted by Quail Run Signs.

- **Entrance Sign Preferences** – For both Burke Station and Roberts Road
 - Single monument sign on stone base if affordable (see left side of page two of options but preferred design on page four).
 - Secondary sign on post with stone base to provide visual for opposite traffic. Preferred second option with wider horizontal posts (see page six of options).
 - Rider options are wanted but need to draft wording for riders keeping them as generic as possible (see page six of options).
- **Sign Design Concepts** – The group preferred options two and three in row one, which showed the Hickory Farms full color tree and had a solid border (see page eight of options).
- **Common Area Signs**
 - Wording was approved with correction to name of Hickory Farms Community Association on the Rabbit Run sign (see page 10 of options).
 - Use full color tree design option and add HFCA website.
 - Note that (2) Rabbit Run signs (Cotton Farm Rd) will not be needed until the Rabbit Run restoration project completion in 2027.
- **Upper Common Area Signage**
 - Replace three signs (see page 11 of options).
 - Consider additional signage and possibly a fence next year to help control pedestrian traffic flow. This will be discussed in 2026 as an addition, once the new signage has been installed.
- **Historical Marker** – Design approved (see page 12 of options).
- **Pipestem Signage** – Prefer stone base (see page 13 of options) with design option one (see page 14 of options).
- **Additional Comments**

- Current concrete signs at entrances will be moved to somewhere else in the community (to be determined); the brick base cannot be saved.
 - Need to replan landscaping using smaller plantings so signs stay visible and less maintenance.
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3. Adjournment

Action Items by Next Board Meeting:

- Ask Quail Run Signs to resubmit design options as per the preferences discussed.
- Obtain quote for stone bases and stone color options.