BIRKDALE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
May 5, 2022 6:00pm

Welcome & Call to Order, Roll Call & Quorum – President called meeting to order at 6:00pm. Present were: Karen Moyer (President), Linda Van Eckoute (Vice President), Susan Lipp (Treasurer/Secretary), and Ron Buchanan (Member at Large) and Tony Russo (Member at large). Quorom was met.

Also present were committee chairs: Earl Bishop - Covenants Committee (acting), Lee Kemmett - ARC Committee, and Christopher Brooks - Communications Committee (new). LeeAnn King, Property Manager from ACS West was also present.

Approval of Agenda & Adjournment Time: Karen motions for adjournment time to be 7:30pm. Motion carries 5-0.

Approval of prior meeting Minutes: Susan motions for approval of prior meeting minutes of February 2022. All in favor, motion carries 5-0.

Reports

- President: none.
- Treasurer: 2022 operating expenses remain under spent to date. All financials are presented and covered monthly in the electronic News Bulletin issued on the first of each month. No special assessments are likely at this time for the road project. No increase in 2022 quarterly assessments were approved or expected in 2022.
- Covenants Committee: 2022 Annual inspection is planned for May/June.
- ARC Committee: Many projects are now being completed throughout the community without a submitted ARC form for approval. We ask that one be submitted, including any roof projects.
- Grounds Committee:
    - Mulch will go in around May 31 following sprinkler repairs in alignment with timing of construction progress.
    - VDOT surveyed the roads within our Birkdale community in the last two weeks. They have determined there will be no repaving this year, but instead just pothole filling.
    - A significant amount of treework is required this Spring/Summer. This includes the recently 2 removed poor condition trees at the Spring Run entrance. This work will get us back closer to budget when these invoices arrive.
    - Gazebos to be painted next month.
- Social Committee
    - Thank you to all the volunteers for the Spring Driveby.
    - Spring yard sale is scheduled for May 7. There is no planned rain date.

Old Business

- Adhoc Lake Committee
    - Meeting held with Mike Hatch (golf course owner) to discuss a plan for treating lake grass and algae overgrowth. Mike is in favor of treatment and contributing 33% of funds for a chemical treatment, plus will find out if he can have his own groundskeeping people apply it in the Fall. He will not help pay for any grass eating carp purchased.
    - Plan is to purchase and input grass eating carp in the late Spring. Mike Hatch, golf course owner has agreed to obtain the required fish release permit from local authorities. If needed also apply chemical treatment in the late Fall.
    - All funds will be strictly donations, no funds to come from HOA assessments or reserves. A campaign to raise donations is starting.
- Native Landscaping. A site at cul-de-sac of Clubcreek Crest Place was selected as the first site. A native landscape plan was presented to the Grounds Committee Chair and Natures Way Landscaping, a proposal was received, approved and a new bed planted which is > 50% native plants.
- Dog Waste Stations. Seven stations were installed by Doodycalls. We have seen reduced dog waste. We have received one complaint of an undesirable location for a station. We will have it moved for a minor charge from Doodycalls.
- Avalon Gazebo vandalism. Cameras are allowed and recommended per recent communication with Chesterfield police. The HOA will install a camera at the next sign of vandalism. Vandalism is a crime and the HOA is in support of neighbors telephoning the Chesterfield police non-emergency line to report any observed vandalism. We are also planning a Chesterfield police officer meet and greet to be held at the gazebo in June to address vandalism concerns.
- Playground proposal. A survey was sent out to the majority of the neighborhood for preliminary feedback on the desirability to install pocket parks/playgrounds in Birkdale. The proposal suggests 2 pocket parks and a common gathering area. Survey results were as follows to date:
    - 263 responses were received to date: Yes 165, No 98, a few undecided.
    - Key concerns in order: Safety, vandalism, parking, budget, liability, noise
    - County & State applications and rezoning assessment processes must be followed if we proceed. Fees will be approximately $2,000. Two public hearings will also be required as part of process, including Planning Commission and Board of Supervisors.

New Business

- Chesterfield County Engagement Officer will be here on June 12, 12:30pm – 2:30pm for a Meet & Greet at the Avalon gazebo. Please come out and show our support for the police and to ask any questions you have about vandalism and speeding concerns. We will also plan for a food truck and gift cards.

- HOA Board members agree to be assigned to the following committees in support roles:
    - ARC – Ron
    - Covenants – Tony
    - Communications – Karen
    - Grounds – Linda
    - Social – Susan
    - Playground - Karen

Member Voice

- Thank you goes out to the new Communications Chair for his hard work on updating the website and managing the Playground survey.
- Thank you goes out to Sterling Hundley for putting so much work into the Playground/Park proposal to date.
- Playground/Park proposal member voice followed:
    - HOA Covenants have restrictions for use of land and definitions as common area or recreational area. If we wish to proceed with converting some to recreational areas which are now common areas, we may need to not only include this in the public applications, but also amend our covenants. To amend HOA covenants you need 2/3 vote of the community.
    - Concern was voiced that the survey was not comprehensive, complete, a majority response was not received, and was not tabulated with independent reviewer in a controlled environment. Total responses of 263 represents only 41% of the neighborhood and could be duplicated within one household. Respondant does not want playground/park near her home believing it will reduce her property values.
    - Neighbor conveyed he purchased a home in this community specifically because it was a 'wooded' community by design and to clear areas for playgrounds/parks is not desirable or wanted. There are nearby parks that can be utilized outside of Birkdale.
    - Neighbor stated she liked the idea of a playground/park, but only if it was in a central location.
    - Neighbor on Pebble Beach stated he does not want it on their street and submitted a signed petition opposed to it, signed by the majority of the residents on the street.
    - Neighbor conveyed he was in support at the proposed Old Bond location, noting other parks in the area are about 20 minutes drive away.
    - Neighbor was in favor of the proposal.
    - Neighbor conveyed residents on Mission Hills Lane have no interest, currently no children live on the entire street and speeding is a problem. If HOA continues to push this location, a petition will be signed and submitted further opposing this location.

- Neighbor seconded opposition to the Mission Hills location due to speeding, narrow cul-de-sac for parking limitations for emergency vehicles, and noting the island is newly and beautifully landscaped and should not be disturbed.
- Neighbor is in support of the proposal, but only at a central site, and would also like to see more block parties and social events to bring neighbors together.
- Neighbor suggests use of "Quantam" in the future for distributing flyers and mailings. This tool also has control features.
- Neighbor is opposed to the proposal, as he bought into this community recently drawn to the fact that HOA fees were low, no pool membership, no clubhouse membership, less problems due to limited HOA amenities which he desired.
- Neighbor is opposed to proposal at Spyglass Hill circle (Avalon gazebo location). She bought into the community looking for a quiet, retiree type of community. She additionally asks, is this just for toddlers, or equipment for children of all ages?
- Neighbor on Killarney is also opposed (Avalon gazebo location), stating the common area is in front of his house. He has safety concerns, parking issues, and Conditional Use Permitting (CUP) concerns related to drainage and site planning of space in the community design. He is also concerned that excavating/compactible soil issues may arise related to lake runoff. Also, he does not want after hours usage of the area, and how will this be controlled?
- Grounds Committee chair notes that several of the cul-de-sac island locations proposed in Avalon are actually not owned by the HOA, but instead by VDOT and we just have an agreement with them that we will maintain landscaping. They may not be available to convert to playground/park usage, and this should be investigated further by the HOA.
- Neighbor is opposed to the proposal and noted the new parking requirements will further restrict tight parking at the proposed locations.

Executive Session
7:35pm, Karen motioned that we end common session and go into Executive Session. Motion carried: 5-0.

Executive Session exited at 8:00pm

Karen motions to approve the following:

1. Motion to charge $10/day fee for non-collection of an account
2. Motion to send legal letter to property owner with political flag hung in violation
3. Motion to send legal letter to property owner encroaching on HOA common areas to withdraw his belongings/use of site within his property lines
4. All motions carry 5-0.

Adjournment at 8:10pm