

BIRKDALE COMMUNITY ASSOCIATION
BIRKDALE ANNUAL MEETING
Held: October 7, 2021 6:00pm
Swift Creek Baptist Church
7511 N Spring Run Rd, Midlothian, VA 23112

- Welcome & Call to Order
 - Ron Buchanan, called the meeting to order at 6:04pm.
- Roll Call & Quorum Status
 - Roll Call & Quorum commenced, with all current Board Members present and accounted for, plus Community Manager from ACS West.
- Approval of Agenda
 - Motion to approve Agenda: Committee reports, Vote and election of officers to the Board for 2021/2022 year and Member Voice. Motion to approve carried 5-0.
- Set Adjournment Time
 - Adjournment time was set for 7:00pm.
- Approval of prior meeting Minutes
 - A Motion was made to approve the 2020 Annual Board Meeting Minutes. It was seconded and approved 5-0.
- Reports
- Presidents report by Ron Buchanan. Quiet year with Covid-19 and many cancellations, but small achievements made despite this. Key items from 2020/2021 year included:
 - Xmas activities & Easter drive-by's were a big success. Thank you to volunteers.
 - Icy weather storms meant tree removal work
 - Most of the 2020/2021 meetings were virtual. Live meetings hopefully will be reinstated for 2021/2022 year.
 - Installed benches throughout the neighborhood.
 - New Grounds contractor, Natures Way, was successfully installed, led by Grounds Committee chair
 - With to thank Lee Kemmett & Wayne Bass for many years of service to the Board as they look to step down from serving on HOA Board, but will continue in committee roles

- 2022 Budget will not include increase in assessments as HOA stayed within Budget for the year
- New items for the Board to consider in 2021/2022 year:
 - Need ARC guideline revisions
 - Lake overgrowth
 - Special requests/proposals from neighbors
 - Capital study recommendations need attention
- Treasurer's report
 - 2022 Balanced Budget with no assessment increase, fees remain at \$101/quarter
 - Special assessment or use of reserves may be needed for roadwork projects if project costs exceed current estimates. These should be addressed as they arise.
- Grounds Committee – Wayne Bass
 - Need to powerwash the Spring Run fence
 - 29 solar street lights need cleaning
 - 4 – 5 intersection street signs/posts need replacement
 - Royal Birkdale sidewalk needs repair after new house construction is now completed. Need to contact builder.
 - Winterpock roadway project current estimate is \$4000.
 - Fence on Winterpock will remain until after Xmas, and then will be removed & State will replace fence.
 - Winterpock roadway project will include a sidewalk to be added 6 feet back from the road which will extend all the way to Hull St Rd.
 - Tree/brush growth around dam on Royal Birkdale has been noted by neighbors, but this is generally periodically cut back by the Golf Course landscapers. If HOA wants to have that done, we will need permission of Golf Course owner, or suggest to him it is time it is cut back again
- ARC Committee – nothing to report
- New Board member nominations

- President, Ron Buchanan announces that he and Susan Lipp are just completing their first of two years in term, and will remain as 2 of the 5 members on the HOA Board for the coming 2021/2022 year.
- New HOA Board Member volunteers include:
 - Karen Moyers: From Philadelphia. Never served on Board. Has lived in Birkdale one year.
 - Tony Russo: From Altuna, PA. Spent time in the Airforce, attended Penn State. Lived in MA. Also attended SUNY Binghamton & Syracuse. Previous experience serving as President of Rotary Club. Likes to walk extensively in the community. Married 55 years. Has lived in Birkdale for 3 years.
 - Linda Van Eckoute: Once served as President of the Birkdale's Women's Club in early years of Birkdale. Graduated from Marshall University. Originally from WV, but has lived in several States. Spent 20+ years in healthcare management and now in Church administration part-time. Has lived in Birkdale 17 years.
 - Request sent out to all attendees at meeting to ask if there are any nominations from the floor. There were none.
- New Board Member vote & tally
 - Since there are only 3 candidates that have come forward to be nominated to the Board, and 3 seats available, current President, Ron Buchanan motioned to vote all 3 new volunteers onto the Board. Motion carried 5-0. No objections from the floor from any other meeting attendee.
- Member Voice
 - Betsy Martello – Lake conditions require maintenance.
 - Violet Martin – Repeat vandalism of little library concerning. Suggest we involve Community police officer, possibly inviting him/her to speak at future HOA meeting about role and ideas for preventing future vandalism.
 - Mr. Hunley – Would like to re-iterate and have new Board address request to consider installing playgrounds in the community. A multi-page proposal was previously submitted and should be reviewed by the new Board.

- Unnamed attendee: Jewel of Birkdale is the lake. Wants to second concern for it's current condition and ensure the new Board takes it seriously and addresses it.
- Earl Bishop – HOA under management 22 years. Some of the presiding 160 pages of documents need review and potential updating to reflect current neighbor concerns and needs, as some portions now appear to possibly be overly limiting and restrictive (eg. Solar panels, fencing). New Board should become very versed in these documents and look to refresh them to current times.
- Wayne Bass – voiced concern that a new Grounds Committee chair had been selected without his consideration to continue in the Committee chair role. It was explained there was one volunteer willing to take over the Committee chair role, but no decision had been made.
- New Business & Upcoming Events
 - Committee Chairs to be discussed and confirmed in Board Meeting on Nov 4.
- Adjournment
 - Ron Buchanan motioned for adjournment at 6:45. Motion carried 5 – 0.
- Executive Session with new Board members followed to discuss who will assume each respective Board position, to be announced in the November News Bulletin and at the Nov 4 Board Meeting.