

**BIRKDALE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 3, 2024
Swift Creek Baptist Church
7511 Spring Run Rd., Midlothian, VA 23112

I. Call to Order

Vice President Ryan McCord called the meeting to order at 6:03 PM. Other Board Members present were Mark Fink, Christopher Brooks and Betsy Martello. Lee Ann King, Community Manager, ACS West, Inc. was present.

II. Quorum Certification

Christopher Brooks called the roll and certified that a quorum was present.

III. Approval of Agenda

The agenda was approved as presented.

IV. Set Adjournment Time

Vice President McCord set the adjournment time as 7:30 PM.

V. Approval of Meeting Minutes

MOTION: Christopher Brooks moved to approve 2023 Annual Meeting minutes, seconded by Mark Fink. Motion approved, 4-0.

VI. President's Report

- Organization changes over the last year:
 - President Moyers resigned and Earl Bishop was appointed president
 - Mark Fink was voted to be member at large
- Dues have been raised to 105 per quarter
- ARC and Covenants were active committees over the past years with regular reviews of the community
 - Regular reviews of the community
 - Annual inspections
 - 300 violations reported
- Two new committees
 - Decorating committee
 - Gazebo and community decorations for patriotic holidays
 - Communications
 - Welcoming package for new home owners and renters
- Major Activities
 - Street sign replacement
 - 20 replacements
 - Painted and replaced posts
 - Refresh stop signs
 - Review under way

VII. Treasurer's Report

- There are 52 owners, or 8%, who are delinquent with their payments.
- Our owners' assessment has remained the same for over 12 years; however with increased costs, the Board voted to adopt a slightly higher budget reflecting an increase of \$10,512.
- 39 owners have outstanding balances less than \$50 and should have received notices/ invoices from ACS West, Inc.
- Recent changes to Virginia law make enforcing and collecting from delinquent accounts more complex.
- We must plan and keep adequate funds in our reserve account to effectively plan for ongoing maintenance or replacement.

VIII. Introduction of Candidates

- Vice President McCord allowed each candidate to introduce themselves and speak on their intentions.

IX. Member Voting

LeeAnn collected in person ballots and brought the proxy ballots for counting.

X. Members' Voice

Nick Martello presented on the status of the walking path improvements.

XI. Voting Results

LeeAnn announced that the board will remain the same.

Thank you to the two candidates who ran and their willingness to serve.

XII. Adjournment

Vice President Ryan McCord adjourned the regular meeting at 6:48 PM.