

**SPECIAL BOARD OF DIRECTORS MEETING  
BIRKDALE COMMUNITY ASSOCIATION**

November 20th @ 6pm  
Spring Run Elementary  
13901 Spring Run Rd, Midlothian, VA 23112

**Purpose**

To discuss the Pool Issue and the 2026 Budget.

**Call to Order**

The meeting was called to order at **6:04 p.m.**

Board Members present were President Betsy Martello, Vice President Heather Moore, Treasurer Pete Pesetski, Secretary Christopher Brooks, and Member-at-Large Ryan McCord. Lee Ann King, Community Manager, ACS West, Inc. was also present.

A quorum was certified.

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**Motions**

**1. Amendment Drafting Request**

It was moved and adopted to request that Board Counsel draft an amendment to the Declarations allowing the Board to fund, operate, and maintain amenities.

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**2. Authorization to Use Assessment Funds for Amenities**

It was moved and adopted to authorize the Board to use assessment funds to purchase, operate, and maintain amenities.

**Roll Call Vote:**

- Betsy — Yes
- Heather — Yes
- Ryan — Yes
- Pete — Yes
- Chris — Yes

**Result:** Motion passed unanimously.

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### **3. Letter to Mike Hatch**

It was moved and adopted that the President and Vice President draft a letter to Mike Hatch informing him of the Board's decisions regarding seeking proposed amendment language for Board review.

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### **4. 2025 Budget Increase**

It was moved and adopted to approve the **\$80 annual assessment increase** as outlined in the draft budget document.

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### **Adjournment**

- The meeting was adjourned at 8:03.