

**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.

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.

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.

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.

4. 2025 Budget Increase

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

Adjournment

- The meeting was adjourned at 8:03.