

**BIRKDALE COMMUNITY ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
February 5th, 2026, SWIFT CREEK BAPTIST CHURCH @ 7pm**

1. Call to Order

President Betsy Martello called the meeting to order at 7:03 PM.

2. Roll Call and Quorum Certification

Board members attending were Betsy Martello, Heather Moore, Pete Pesetski, and Christopher Brooks. A quorum was present.

Approval Motions

MOTION: Motion to approve the draft language under Article V, Section 5.12, as presented (excluding the percentage amount), titled “Purpose and Use of Association Funds for the Purchase, Maintenance, Repair, Replacement, Alteration, Improvement, and Operation of Property and Additional Assets,” for presentation and discussion at the Town Hall.

Moved by: Pete Pesetski

Seconded by: Heather Moore

Result: Motion carried unanimously.

MOTION: Motion approved to adopt additional draft language, as recommended by the BCA attorney, under Article V, Section 5.13, titled “Authority to Borrow Funds for Purchase and Maintenance of Common Areas.” The Board approved insertion of a two-thirds (66.6%) approval requirement, defined as authorization by two-thirds (66.6%) of the total number of Lots within the Association. This threshold applies to all such approvals and is based on the total Lots within the Subdivision, rather than a simple majority of those present at a meeting or responding to a vote. Motion approved.

Moved by: Pete Pesetski
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

MOTION: Motion to Adjourn
Moved by: Christopher Brooks
Seconded by: Ryan McCord

7:57pm Adjournment