

**BIRKDALE COMMUNITY ASSOCIATION  
Special Meeting of the Board of Directors  
Thursday, March 5th, 2026**

**Spring Run Elementary School, Cafetorium  
13901 Spring Run Road, Midlothian, VA 23112  
6:30 PM**

The purpose of the Special “Town Hall” Meeting of the Board of Directors was to discuss “Draft Language” for an Amendment to the Declaration.

**1. Call to Order**

President Betsy Martello called the meeting to order at 6:33 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: Pete Pesetski

Result: Motion carried unanimously.

## Member Voice

- Member suggested having multiple town halls
- Member suggested sending one all inclusive governing documents update to the attorney instead of multiple.

7:57pm Adjournment