

**BIRKDALE COMMUNITY ASSOCIATION  
Special Meeting of the Board of Directors  
Thursday, April 23rd, 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 6:32 PM.

**2. Roll Call and Quorum Certification**

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

## Member Comments

### **Modify Language of the proposed amendment**

- Concern with the word “annexation” which is a term applied to governmental Entities.
- Prohibit annexation of any private property currently included in the Birkdale HOA.
- Appearance of proposing an amendment that attempts to “fit in” a pool. From the onset of the development of Birkdale, the Common Area has never included a pool.
- Require 2/3 approval of all owners for the purchase of land and other assets for other than the common area by regardless of the funding source.
- Consider adding language to the proposed amendment that would permit “feasibility studies.” Establish a spending limit for such studies.
- Eliminate the word “unilaterally.”

### **Authority of the Board**

- Too much power would be in the hands of too few people (the Board) regarding any acquisition of property.

## Capital Improvement Fund

- Birkdale should establish a Capital Improvement Fund that could be funded from a set fee collected at closing of every property sale. An amendment would be required.

## Borrowing

- Clarify limitations on borrowing and establish percentage of assessments spent on new assets.
- Primary responsibility of the Board is to maintain the Common Areas. With additional assets, the budget and borrowing will occur.

## Budget

- Concern with budget: how do delinquent accounts affect ongoing/planned Birkdale activities?
- What is the process of budget forecasting?

## Proximity of Pool

- The proximity of the Birkdale Golf Club pool makes it convenient for families to use.

## Approval Motions

**MOTION:** Motion to adjourn.

Moved by: Christopher Brooks

Seconded by: Pete Pesetski

Result: Motion carried unanimously.

7:53pm Adjournment