

Swift Creek Baptist Church, 7511 Spring Run Road, Midlothian, VA 23112
August 6, 2026 6:30 PM

1. **Call to Order** Betsy Martello, President
2. **Roll Call & Quorum Certification** Christopher Brooks, Secretary
3. **Approval of Minutes**
 - a. Minutes of Board of Directors' Meeting, 5/7/26
 - b. Electronic Votes:
 - i. Request for Legal Advice Re Proposed Revised ARC Standards and Guidelines, 7-17-26
 - ii. Request for Legal Advice for Covenants Committee, 7-17-26
4. **Member Voice* (items on the agenda)**
5. **President's Report** Betsy Martello
6. **Treasurer's Report** Pete Pesetski
7. **Community Manager's Report** LeeAnn King
8. **Standing Committee Reports**
 - a. ARC Lee Kemmet
 - b. Communications Christopher Brooks/Connie McGuinness
 - c. Covenants Mark Fink
 - d. Decorations Connie McGuinness
 - e. Grounds Pete Pesetski/Betsy Martello
 - f. Social Heather Moore
9. **Ad Hoc Governing Documents Review Committee** Earl Bishop
10. **Old Business**
 - a. Receipt of 2025 BCA Audit from Adams, Jenkins and Cheatham
 - b. Resolution 2026 – 7, Covenants Committee: Violation Complaint and Due Process Resolution
Mark Fink
 - c. Proposed Revised ARC Standards and Guidelines Mark Fink
11. **New Business**
 - a. Resignations from ad hoc Governing Documents Committee
 - b. Contract for Holiday Decorations
 - c. Proposals for Updated Committee Charters Betsy Martello
 - i. Resolution 2026 - 8 Communications Committee
 - ii. Resolution 2026 – 9 ARC (Architectural Review Committee)
 - iii. Resolution 2026 – 10 Covenants Committee
 - d. Resolution 2026 – 11, Credit Card Policy
 - e. 2027 Budget Pete Pesetski
12. **Member Voice* (items NOT on the agenda)**
13. **Executive Session**
14. **Executive Session Report**
15. **Adjournment** Next Committee & Board Meeting: Thursday, September 3, 2026

*Member Voice is an opportunity for members to express comments to the Board. The Board may or may not reply but is not expected to act. Birkdale Community Association Board Resolution 2025-001, “Member Voice Guidelines,” adopted 9/27/2025.