

**BIRKDALE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

Swift Creek Baptist Church, 7511 Spring Run Road, Midlothian, VA 23112
September 3, 2026 6:30 PM

AGENDA

- 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, 8/6/2026
 - b. Minutes of Board of Directors' Special Meeting, 8/17/26
- 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
- 10. Old Business**
 - a. Presentation of ad hoc Governing Documents Review Committee Report
 - b. Proposed Revised ARC Standards and Guidelines Mark Fink
- 11. New Business**
 - a. Nature's Way Invoice #84670 for \$9,230 for emergency cleanup of storm damage
 - b. 2027 Budget Pete Pesetski
- 12. Member Voice* (items NOT on the agenda)**
- 13. Executive Session**
- 14. Executive Session Report**
- 15. Adjournment**

Summer Sunset Social, Friday, September 4, 2026, 7:00 PM, Old Bond Field

Meet the Candidates Night, Tuesday, September 15, 2026, 6:30 PM, Swift Creek Elementary School

Annual Membership Meeting, Thursday, October 1, 2026

Yard Sale, Saturday, October 3, 2026, 8-12

*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.