

**BIRKDALE COMMUNITY ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
August 6th, 2026, SWIFT CREEK BAPTIST CHURCH @ 6pm**

1. Call to Order

President Betsy Martello called the meeting to order at 6:03 PM.

2. Roll Call and Quorum Certification

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

Approval Motions

MOTION: Motion to approve previous Board minutes as presented from 5/7.

Moved by: Heather Moore

Seconded by: Christopher Brooks

Result: Motion carried unanimously.

MOTION: Motion to approve previous electronic motion as presented from 7/17.

Members Voice:

- Member raised concern regarding rental properties and corporations purchasing homes
- Member raised concern for hiring landscaping position
- 35 to 40% should be native trees
- Member asked for clarification on feedback regarding govern documents changes

MOTION: Motion to approve the receipt of the 2025 BCA Audit.

Moved by: Christopher Brooks

Seconded by: Ryan McCord

Result: Motion carried unanimously.

MOTION: Motion to accept resignations of Merrit Randstad (7/12/26) and Earl Bishop(8/6/26) from the Governing Documents ad-hoc committee.

Moved by: Christopher Brooks
 Seconded by: Heather Moore
 Result: Motion carried unanimously.

MOTION: Motion to approve holiday decorations bid for both entrances and gazebo decor

Moved by: Ryan McCord
 Seconded by: Christopher Brooks
 Result: Motion carried unanimously.

MOTION: Motion to approve committee charters: Resolution 2026-8 Communications, Resolution 2026-9 ARC, and Resolution 2026-10 Covenants

Moved by: Ryan McCord
 Seconded by: Christopher Brooks
 Result: Motion carried unanimously.

MOTION: Motion to approve procurement and disbursement credit card usage policy

Moved by: Ryan McCord
 Seconded by: Christopher Brooks
 Result: Motion carried unanimously.

Members Voice:

- Recommendation to outsource community inspections
- Recommendation for communication and education of community regarding governing document changes.

MOTION: Motion to enter executive session @ 7:50pm

Moved by: Christopher Brooks
 Seconded by: Ryan McCord
 Result: Motion carried unanimously.

MOTION: Motion to enter regular session @ 8:03pm

Moved by: Christopher Brooks
Seconded by: Ryan McCord
Result: Motion carried unanimously.

MOTION: Motion to approve T1 and T2 lettering sizes for mailbox standards

Moved by: Ryan McCord
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

8:07pm Adjournment