BIRKDALE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Swift Creek Baptist Church, 7511 Spring Run Road, Midlothian, VA 23112
November 5, 2026 6:30 PM

AGENDA

1. **Call to Order** — Scott Abel, President
2. **Roll Call & Quorum Certification** — Jake English, Secretary

3. **Approval of Minutes**
   Minutes of Board of Directors' Meeting, September 3, 2026
   Minutes of Special Board of Directors' Meeting, October 11, 2026

4. **Member Voice* (items on the agenda)**

5. **President's Report** — Scott Abel

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/Scott Abel
   f. Social — Heather Moore

9. **Old Business**

   a. Proposed Revised ARC Standards and Guidelines Discussion — Mark Fink
   b. Governing Documents Review Report Discussion — Frank Anders

10. **New Business**
   a. 2027 BCA Calendar — Scott Abel
   b. Appointment of Committee Chairs and Committee Members — Scott Abel
   c. Update Board Resolution 2026-00? "Delegation of Grounds Expenditure Responsibilities — Scott Abel
   d. Social Events (Authority, 2027 workload) — Scott Abel/Heather Moore

11. **Member Voice* (items NOT on the agenda)**

12. **Executive Session**

The Purpose of the Executive Session is to discuss probable litigation. Board action may occur following Executive Session.

13. Executive Session Report

14. Potential Motions and Votes

a. Request for BoD to obtain legal advice on Social Event spending by BoD
Are we ok? In the ByLaws? Where?
b. Request for President and Treasurer to obtain legal advice regarding probable litigation

15. Adjournment

*****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.