

BROADLANDS ASSOCIATION, INC

October 13th Board Package

October 13, 2026, 6:00 PM

Clubhouse

43360 Rickenbacker Square

Broadlands, VA 20148

OPEN SESSION AGENDA

I. CALL TO ORDER/VERIFICATION OF QUORUM

II. REPORTS OF OFFICERS AND DIRECTORS

III. REVIEW AND APPROVAL OF MEETING MINUTES

IV. MEMBER COMMENTS

A. DATA CENTER REQUEST

V. COMMITTEE REPORTS

A. MODIFICATIONS SUBCOMMITTEE

VI. STAFF/CONTRACTOR REPORTS

A. GENERAL MANAGER REPORT

B. COMMUNICATIONS REPORT

C. COVENANTS REPORT

D. EVENT MANAGERS REPORT

E. MODIFICATIONS/RESALE REPORT

VII. OLD/UNFINISHED BUSINESS

A. POOL MANAGEMENT PROPOSALS

VIII. NEW BUSINESS

A. ASPHALT AND CONCRETE PROPOSALS

B. EVENT MANAGEMENT PROPOSAL - SPARKES EVENT SOLUTIONS

C. HOLIDAY LIGHTS 5K REQUEST

D. LANDSCAPE ENHANCEMENT PROPOSALS

E. PAYROLL PROCESSING ORDER ADDENDUM

F. TREE CARE PROPOSAL

G. STORMWATER MAINTENANCE AND ACCESS AGREEMENT

H. STORMWATER STRUCTURE MAINTENANCE PROPOSAL

IX. FINANCIAL RELATED

A. FINANCIAL REPORTS

B. RESERVE STUDY UPDATES

X. EXECUTIVE SESSION

A. DELINQUENT ACCOUNTS

B. ATTORNEY STATUS REPORT

C. STRATEGIC PLAN AND ORGANIZATIONAL ASSESSMENT

D. STAFFING RECOMMENDATION

XI. RECONVENE OPEN SESSION

XII. POST EXECUTIVE SESSION

XIII. ADJOURNMENT