

**MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, APRIL 11, 2007  
7:30 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**TAB 1 II. EXECUTIVE SESSION (CLOSED)**

To discuss matters involving violations of the declarations and rules and regulations adopted pursuant thereto in which a member, his family members, tenants, guests or other invitees are responsible.

**III. HEARINGS (CLOSED)**

- TAB 2 A.** Violation #M1-HENL-6180-03 Commercial Vehicle  
**B.** Violation #M1-HENL-6196-02 Commercial Vehicle  
**C.** Violation #M1-FAID-6007-02 Driveway Repair/Replace

**TAB 3 IV. HEARING ACTIONS (OPEN)**

- A. Action** - Violation #M1-HENL-6180-03 Commercial Vehicle  
**B. Action** - Violation #M1-HENL-6196-02 Commercial Vehicle  
**C. Action** - Violation #M1-FAID-6007-02 Driveway Repair/Replace

**V. PRAYER & PLEDGE**

**TAB 4 VI. SET AGENDA FOR OPEN MEETING**

**VII. REVIEW AND APPROVAL OF MINUTES**

- TAB 5 Action** - Approve Minutes from the March 14, 2007 Board Meeting, March 24, 2007 Annual Meeting & Organizational Meeting

**VIII. SPEAKER'S TIME - Two Minutes per speaker \***

**IX. OLD BUSINESS**

- TAB 6 Action** - Conference Room Use After Hours  
**TAB 7 Action** - Award Security Contract  
**TAB 8 Action** - Award Contract for Pre-Dredging & Post Dredging Lake Survey

**X. NEW BUSINESS**

- TAB 9 Action** - Endorsement requested for a Special Use Permit for PNCS Bank in the Montclair Shopping Center.  
**TAB 10 Action** - Waiver of Fees #M1-WHIC-4437-02 Unapproved Edging  
**TAB 11 Action** - Waiver of Fees #M1-SPRB-5222-02 Lawn Maint./Bush Pruning  
**TAB 12 Action** - Designate the President of MPOA as Contracting Officer (CO)  
**TAB 13 Action** - Application of FY07 Remaining operating funds as prepayment to FY08 reserves.

- TAB 14            **Action** - Recreation Fees Budget Income Line (TBD)
- TAB 15            **Action** - Strategic Plan (Pending receipt of Draft Charter & expected background material)
- TAB 16            **Action** - Write Off the Pre-foreclosure Debt for M1-WINL-5453-03
- TAB 17            **Action** - Approve Insurance Carrier Change

**XI. OFFICERS' REPORTS**

- TAB 18            President's Report  
                     Vice President's Report - Contract Issues  
                     2nd Vice President's Report - Committee Reports  
                     Treasurer - Financial Report

**XII. MANAGER'S REPORT**

- TAB 19            General Manager

**XIII. DIRECTORS' COMMENTS**

Directors' Comments

- \*    President may limit duplicate comments on same issue

**ACTION** - designates an item requiring action by the Board of Directors during this meeting.

Prepared by Ted Wessel, General Manager

Distribution: Ray Boisvert, Jim Cech, Janet Gorn, Tracy Hansen, Tim Jack, Catherine Kudrick, Ken Melson, Steve McConnell, Mike Snell, Doug Taggart, Geoffrey Winkworth, [www.montclairva.com](http://www.montclairva.com), Lobby Bulletin Board