



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

December 10, 2025 at 6:30 P.M.

**Hybrid Meeting – Virtual on Zoom, In-Person at MPOA Conference Room
3561 Waterway Drive, Montclair, VA 22025**

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Speakers Time – Homeowner's Forum**
*Two Minutes Per Speaker**
- IV. Move to Recess and Convene in Executive (Closed) Session**

Motion: Mister President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (i) personnel matters; (ii) consult with legal counsel; (iii) discuss and consider contracts, pending or probable litigation, and matters involving violations of the declaration or rules and regulations adopted pursuant to such declaration for which a member or his family members, tenants, guests, or other invitees are responsible; or (iv) discuss and consider the personal liability of members to the association, as provided for in Section 55.1-1816C of the Virginia Property Owners Association Act. *

TAB 1

- V. Executive Session (Closed)**
 - a. Violation Hearing for Respondent Homeowner
 - b. Violation Extension and Waiver Request
 - c. Violation Hearings for Non-Respondent Homeowners
 - d. Legal Waiver Request
 - e. Collections Turnover
 - f. Read File
- VI. Reconvene Open Session**
- VII. Consent Agenda**
- VIII. Set Agenda for Open Meeting**

TAB 2

- IX. Board Ratifications of Executive Session Items**
 - a. Violation Hearing for Respondent Homeowner
 - b. Violation Extension and Waiver Request
 - c. Violation Hearings for Non-Respondent Homeowners
 - d. Legal Waiver Request

- e. Collections Turnover

TAB 3 **XI. Review and Approve Prior Meeting Minutes**
Minutes from November 12, 2025 BOD Meeting

XII. Unfinished Business

XIII. New Business

- TAB 4** a. PIR – 4606 Spalding
- TAB 5** b. PIR – 4851 Ebb Tide
- TAB 6** c. PIR – Variance – 5135 Lands End
- TAB 7** d. PIR – Variance – 15582 Winding Creek
- TAB 8** e. Triathlon Contract
- TAB 9** f. MPOA Off Site File Storage
- TAB 10** g. Repairs for Dolphin Beach Bathroom
- TAB 11** h. RFP for Beaver Landing Pavilion
- TAB 12** i. RFP for Beaver Landing Dock
- TAB 13** j. RFP for Dam Outflow Tunnel
- TAB 14** k. RFP for Entry Signs
- TAB 15** l. FY25 Draft Audit
- TAB 16** m. FY27 Budget
- TAB 17** n. Five Year Plan
- TAB 18** o. Ad Hoc Committee Charter – Little Libraries
- TAB 19** p. Committee Volunteer Appointment
- TAB 20** q. MPOA Conference Room Use Extension Request
- TAB 21** r. Garden Club Access to Blue Star Memorial

TAB 22 **XIII. Manager's Report**

- TAB 23** **XIV. Officer's Report**
- a. President
 - b. Vice President
 - c. Treasurer - Financial Report
 - d. Secretary

XV. Director's Comments

XVI. Scheduled Meetings

Board of Directors meetings are on the second Wednesday of each month via Zoom.

** Please have all agenda items submitted by 5:00 p.m. on Monday the week before the meeting. **

XVII. Adjournment

President may limit duplicate comments on same issue.

Prepared By: Adam Werle - General Manager and Brian Proctor - President

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