



**MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Of Directors Meeting**  
**April 13, 2022 At 6:30 P.M.**  
**Zoom (Virtual Meeting)**

**AGENDA**

Due to the required hearing procedures and the number of hearings that are to be addressed in Executive Session (Closed), it may be necessary to start the Open Meeting after the estimated time of 7:30 P.M. See below for attendee information.

- I. **Call to Order**
- II. **Move to Recess and Convene in Executive (Closed) Session**

Motion: Madame President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (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\*

- TAB 1      III. **Executive Session (Closed)**
  - a. Review – Waivers from FAB Committee
  - b. Review – Violation Hearings for Non-Respondents
  - c. Review – Collection Turnover
  - d. Review – BRB Application – Day Care Business
  - e. Review – BRB Application – Fitness and Health Business
  - f. Review – BRB Application – Yoga Fitness Studio
  - g. Review – Settlement Offer
  - h. Review – Read File

- TAB 2      IV. **Reconvene Open Session (Estimated Time at 7:30 P.M.)**
- V. **Pledge of Allegiance**
- VI. **Update with Potomac District Supervisor: Supervisor Andrea O. Bailey**
- VII. **Speakers Time – Homeowner’s Forum**  
*Two Minutes Per Speaker\**
- VIII. **Consent Agenda**
- IX. **Set Agenda for Open Meeting**

- TAB 2**            **X. Board Ratifications of Executive Session Items**
- a. Action – Waivers from FAB Committee
  - b. Action – Violation Hearings for Non-Respondents
  - c. Action – Collection Turnover
  - d. Action – BRB Application – Day Care Business
  - e. Action – BRB Application – Fitness and Health Business
  - f. Action – BRB Application – Yoga Fitness Studio
  - g. Action – Settlement Offer
- TAB 3**            **XI. Review and Approve Minutes**
- TAB 4**            **XII. Unfinished Business**
- a. Action – Approve Changes to Article 4
- TAB 5**            **XIII. New Business**
- a. Action – Committee Meeting Templates and Guidelines for Agendas and Minutes
  - TAB 6**            b. Action – Ad-Hoc Committee for Trash Service
  - TAB 7**            c. Action – Proposed Amendment to CG 2.4.5 Member Participation
  - TAB 8**            d. Action – Proposed Amendments to CG 2.7.5 The Montclairion
  - TAB 9**            e. Action – Proposed Amendments to Article 3 Committees
  - TAB 10**          f. Action – Proposed Amendments to CG 3.3.4 Committee of the Board
  - TAB 11**          g. Action – Appointments to Management Committee
  - TAB 12**          h. Action – Five Year Plan for Common Area Repair & Replacement Expenses
  - TAB 13**          i. Action – Repair Maintenance Shop Ceiling
  - TAB 14**          j. Action – Replace Fence in MPOA Maintenance Area
  - TAB 15**          k. Action – Monthly board Meeting Location
  - TAB 16**          l. Action – Transfer of Funds
  - TAB 17**          m. Action – Portable Restrooms
  - TAB 18**          n. Action – Virginia Cooperative Extension Presentation
  - TAB 19**          o. Action – Welcome Package for New Lake Front Property Owners
  - TAB 20**          p. Action – Legal Review of Records Retention Policy
  - TAB 21**          q. Action – Accept Final Election Report
  - TAB 22**          r. Action – New Covenants Member
- TAB 23**          **XIV. Manager’s Report**
- TAB 24**          **XV. Officer’s Report**
- a. President
  - b. Vice President
  - c. Treasurer – Financial Report
  - d. Secretary
- TAB 25**          **XVI. Director’s Comments**
- TAB 26**          **XVII. Scheduled Meetings**
- Board of Directors meeting is Wednesday, May 11, 2022 at 6:30 P.M. Via Zoom.  
**\*\* Please have all agenda items submitted by 5:00 P.M. Monday, May 2, 2022 \*\***
- XVIII. Adjournment**

**President may limit duplicate comments on same issue.**

**Action:** Designates an item requiring an action by the board of Directors during this meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89397642628?pwd=MU96YjJsTGxuRFpEdkrFTUluQ1JqZz09> Passcode:  
977499

Or Telephone:

1 646 558 8656

1 301 715 8592

Webinar ID: 893 9764 2628

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**April – Vimeo Live Events**

*Board of Director Meeting – April 13, 2022*

Link: <https://vimeo.com/668741964>

Password: Vm515197

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