



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

**WEDNESDAY, March 10, 2021 AT 6:00 P.M.**

**(Hybrid Meeting Electronic and In Person)**

**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 – 6:00 P.M.**

**II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION**

To consult with legal counsel, discuss pending or probable litigation, to discuss and consider proposed contracts, and matters involving violations of the declaration and rules and regulations adopted pursuant thereof in which a member, family members, tenants, guests, or other invitees are responsible.

**TAB 1**

**III. EXECUTIVE SESSION (CLOSED)**

- 1 Review - Consultation with Legal Counsel
- 1a. Review - Escheatment
- 1b. Review - Violation Hearings for Respondent Owners
- 1c. Review - Read File

**IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**

**V. PLEDGE OF ALLEGIANCE**

**TAB 2**

**VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**

- 2a. Action - Escheatment Page 1
- 2b. Action - Violation Hearings for Respondent Owners Page 3

**TAB 3**

**VII. REVIEW AND APPROVAL OF MINUTES**

- 3. Action - Approve Draft Minutes of the February 10, 2021 BoD Meeting Page 4

**VIII. SPEAKER'S TIME - TWO MINUTES PER SPEAKER\***

Resident Forum

**IX. CONSENT AGENDA**

**TAB 4**

**X. SET AGENDA FOR OPEN MEETING**

Page 12

**XI. OLD BUSINESS**

- TAB 5** 5. Action - Dog Park - MPOA Building Page 14
- TAB 6** 6. Action - Dam Landscape Services Contract (Sept 2020) Page 32
- TAB 7** 7. Action - RPA Signage – Hunters Run Page 53

	<b>XII. NEW BUSINESS</b>	
<b>TAB 8</b>	8. Action - RFP Interviews	Page 70
<b>TAB 9</b>	9. Action - Deferred Assessment Resolution	Page 71
<b>TAB 10</b>	10. Action - Amend C.G. 2.2.5 – COD	Page 73
<b>TAB 11</b>	11. Action - Amend C.G. 2.2.5 Miscellaneous Provisions	Page 112
<b>TAB 12</b>	12. Action - Creation of Drainage Swale at Dam	Page 114
<b>TAB 13</b>	13. Action - Lake Lowering (MCC)	Page 118
<b>TAB 14</b>	14. Action - Spring Cemetery Tour	Page 120
<b>TAB 15</b>	15. Action - Reschedule MPOA Fishing Event	Page 121
<b>TAB 16</b>	16. Action - Drug Take back banner	Page 122
<b>TAB 17</b>	17. Action - M1LAUR-5516-02 SHED Variance	Page 123
<b>TAB 18</b>	18. Action - Ratification of online vote - Farmer's Market	Page 124

**TAB 19 XIII. MANAGERS' REPORTS**

**TAB 20 XIV. OFFICERS' REPORTS**

- President
- Vice President
- Treasurer – Financial Report
- Secretary

**XV. DIRECTORS' COMMENTS**

- Committee Reports

**XVI. SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, April 14, 2021 at 6:30 P.M. at the MPOA Building.

\*\*Please have all agenda items submitted by 5:00 P.M. Monday, April 5, 2021, 5:00 P.M.\*\*

**As a reminder: Motion #20-227 became effective Dec 1, 2020**

2.4.3 Conduct of Meetings. The latest edition of Robert's Rules of Order shall govern the conduct of meetings when not in conflict with the Act or Association documents. To support the Board's efficiency in conducting business, the following variations to Robert's Rules of Order shall be observed.

- a. During the debate of a motion, "friendly amendments" may be proposed for expediency and efficiency. Once a motion is made, it may be amended without formal procedures, as long as no voting Director objects to the amendment. If one or more Directors object to the amendment, it may only be adopted via the formal process.
- b. Directors' comments during debate will be limited in quantity and length. Each Director will be provided two (2) opportunities to speak to a specific motion. In addition, Director's comments will be limited to 4 minutes per speech for the maker and seconder of the motion and 2 minutes per speech for each of the other directors.