



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
July 12, 2023 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: 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

- III. **Executive Session (Closed)**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Payment Plan Request
 - c. Judicial Lien Foreclosure
 - d. Read File
- IV. **Reconvene Open Session (Estimated Time at 7:30 P.M.)**
- V. **Pledge of Allegiance**
- VI. **Speakers Time - Homeowner's Forum**
*Two Minutes Per Speaker**
- VII. **Consent Agenda**
- VIII. **Set Agenda for Open Meeting**

TAB 2

- IX. **Board Ratifications of Executive Session Items**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Payment Plan Request
 - c. Judicial Lien Foreclosure

- TAB 3** **X. Review and Approve Prior Meeting Minutes**
Minutes from June 14, 2023 BOD Meeting
- TAB 4** **XI. Unfinished Business**
TAB 5 a. Dam Repair Timeline and Interior Valve Replacement Specification
b. Verizon Building Fence
- TAB 6** **XII. New Business**
TAB 7 c. PIR for Deck – 4311 Fallstone Pl.
TAB 8 d. PIR for Deck, Screened Porch – 4313 Fallstone Pl.
TAB 9 e. PIR for Bush and Crab Grass Removal – 15433 Skyline Drive
TAB 10 f. AMT Dam Contract and 2023 Annual Inspection
TAB 11 g. Timber Ridge Forebay Dredging Contract
TAB 12 h. Kid’s Dominion Playground Inspection and Topographical Survey
TAB 13 i. Approve Tree Removal in Common Area
TAB 14 j. Office Window Replacement
TAB 15 k. Median Tree Plantings
TAB 16 l. Committee Member Appointments
TAB 17 m. Survey and Ballot Contract Renewal
TAB 18 n. Dolphin Beach Toy Library
o. Girl Scout Troop Toy Library
- TAB 19** **XIII. Manager’s Report**
- TAB 20** **XIV. Officer’s Report**
a. President
b. Vice President
c. Treasurer - Financial Report
d. Secretary
- XV. Director’s Comments**
- TAB 21** **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: Steven Levin - General Manager and Brian Proctor - President

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