



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
 - b. Action – Ad-Hoc Committee for Trash Service
 - c. Action – Proposed Amendment to CG 2.4.5 Member Participation
 - d. Action – Proposed Amendments to CG 2.7.5 The Montclairion
 - e. Action – Proposed Amendments to Article 3 Committees
 - f. Action – Proposed Amendments to CG 3.3.4 Committee of the Board
 - g. Action – Appointments to Management Committee
 - h. Action – Five Year Plan for Common Area Repair & Replacement Expenses
 - i. Action – Repair Maintenance Shop Ceiling
 - j. Action – Replace Fence in MPOA Maintenance Area
 - k. Action – Monthly board Meeting Location
 - l. Action – Transfer of Funds
 - m. Action – Portable Restrooms
 - n. Action – Virginia Cooperative Extension Presentation
 - o. Action – Welcome Package for New Lake Front Property Owners
 - p. Action – Legal Review of Records Retention Policy
 - q. Action – Accept Final Election Report
 - r. Action – New Covenants Member
- TAB 6**
- TAB 7**
- TAB 8**
- TAB 9**
- TAB 10**
- TAB 11**
- TAB 12**
- TAB 13**
- TAB 14**
- TAB 15**
- TAB 16**
- TAB 17**
- TAB 18**
- TAB 19**
- TAB 20**
- TAB 21**
- TAB 22**
- 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.

Prepared By: Steven Levin – General Manager, Breona McNair – Executive Assistant

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