



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 10, 2024 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. Eagle Scout Project Presentation – Life Preserver Stations**
- IV. Speakers Time – Homeowner’s Forum**
*Two Minutes Per Speaker**
- V. 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. *

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| TAB 1 | III. Executive Session (Closed) <ol style="list-style-type: none">a. Violation Hearings for Non-Respondent Homeownersb. Legal Waiver Requestc. Read File |
| | IV. Reconvene Open Session |
| | VII. Consent Agenda |
| | VIII. Set Agenda for Open Meeting |
| TAB 2 | IX. Board Ratifications of Executive Session Items <ol style="list-style-type: none">a. Violation Hearings for Non-Respondent Homeownersb. Legal Waiver Request |
| TAB 3 | X. Review and Approve Prior Meeting Minutes |

Minutes from March 13, 2024 BOD Meeting, March 16, 2024 BOD Organizational Meeting, and March 21, 2024 Continuation of BOD Organizational Meeting

XI. Unfinished Business

- TAB 4 a. Amend Article 2, Section 2.7.5(b)(1) of Community Guidelines
- TAB 5 b. Amend Article 2, Section 2.6.3 of Community Guidelines

XII. New Business

- TAB 6 a. PIR – 4929 Breeze Way – Stairs and Dock
- TAB 7 b. PIR – 15435 Skyline Drive – Buffer Restoration
- TAB 8 c. PIR – 15454 Silvan Glen Drive – Tree Removal in RPA
- TAB 9 d. Eagle Scout Project for Life Preserver Stations
- TAB 10 e. Eagle Scout Project Donation for Life Preservers
- TAB 11 f. Committee Appointments
- TAB 12 g. Committee Chair Appointments
- TAB 13 h. Amendment to Exhibit B of FSR Management Agreement
- TAB 14 i. CPA Contract for FY24 & FY25 Audits and Tax Returns
- TAB 15 j. Sheffield Landscaping for Invasive Vegetation Treatment and Removal
- TAB 16 k. Fish Stocking
- TAB 17 l. Code of Conduct
- TAB 18 m. Amend Article 4, Section 4.3.5(h) of the Community Guidelines
- TAB 19 n. Final Election Report
- TAB 20 o. Drug Take Back Banner

TAB 21 **XIII. Manager’s Report**

- TAB 22 **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: Steven Levin - General Manager and Brian Proctor - President

Distribution: Buck Arvin, Linda Cheng-Khan, Chris Dvorak, Stephanie Eversley, Walt Giraldi, Brian Proctor, Fred Rash, Bill Shelly, Tom Starai, Chris Williams

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