



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 12, 2026 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. Speakers Time – Homeowner's Forum**
*Two Minutes Per Speaker**
- IV. 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

- V. Executive Session (Closed)**
 - a. Respondent Homeowner
 - b. Respondent Homeowner
 - c. Hearings Non-respondents
 - d. Homeowner Waiver Request
 - e. Collections Turnover
 - f. Read File
- VI. Reconvene Open Session**
- VII. Consent Agenda**
- VIII. Set Agenda for Open Meeting**

TAB 2

- IX. Board Ratifications of Executive Session Items**
 - a. Respondent Homeowner
 - b. Respondent Homeowner
 - c. Hearings Non-respondents

- d. Homeowner Waiver Request
- e. Collections Turnover

TAB 3 X. Review and Approve Prior Meeting Minutes
Minutes from July 8, 2026 BOD Meeting

TAB 4 XI. Unfinished Business
 a. Swim Team Agreement

TAB 5 XII. New Business
 a. PIR – Variance 15228 Streamside
TAB 6 b. PIR – Variance 15892 Cliffbrook
TAB 7 c. Dolphin Parking Lot and MPOA Office Lot Repairs
TAB 8 d. Dolphin Beach Sand Berm Removal
TAB 9 e. Beaver Landing Engineering Services
TAB 10 f. Engineering Services for Dam Backup Gate
TAB 11 g. Warning Signs for Dam Riser
TAB 12 h. Kid’s Dominion Safety Inspection
TAB 13 i. Country Club Drive Median Landscaping
TAB 14 j. Tree Removal Waterway Median
TAB 15 k. Kid’s Dominion Suggestion Day Materials
TAB 16 l. Community Guideline Change Section 4.3.5
TAB 17 m. FY28 Budget Schedule
TAB 18 n. Summer Movie Night Reschedule
TAB 19 o. Committee Chair Appointment
TAB 20 p. Volunteer Committee Appointment-Ad-Hoc Little Library
TAB 21 q. Volunteer Committee Appointment-Events
TAB 22 r. Volunteer Committee Appointment-Ad-hoc Kid’s Dominion

TAB 22 XIII. Manager’s Report

TAB 23 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: Adam Werle - General Manager and Brian Proctor - President

Distribution: Buck Arvin, Tim Beatty, Linda Cheng-Khan, Brian DeMuth, Walt Giraldi, Tracy Hansen, Bill Holstein, Brian Proctor, Fred Rash, Tom Starai, Chris Williams

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