



## **MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.**

### **Board of Directors Meeting**

**January 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**

**Due to the required hearing procedures and the number of items 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. 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. \**

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|--------------|---|
| <b>TAB 1</b> | <b>III. Executive Session (Closed)</b> <ol style="list-style-type: none"><li>a. Violation Hearings for Non-Respondent Homeowners</li><li>b. Violation Hearings for Respondent Homeowners</li><li>c. Read File</li></ol> |
|              | <b>IV. Reconvene Open Session</b>   |
|              | <b>VII. Consent Agenda</b>  |
|              | <b>VIII. Set Agenda for Open Meeting</b>  |
| <b>TAB 2</b> | <b>IX. Board Ratifications of Executive Session Items</b> <ol style="list-style-type: none"><li>a. Violation Hearings for Non-Respondent Homeowners</li></ol>   |

- b. Violation Hearings for Respondent Homeowners

**TAB 3**            **X. Review and Approve Prior Meeting Minutes**  
*Minutes from December 13, 2023 BOD Meeting*

**XI. Unfinished Business**

**XII. New Business**

- TAB 4**            a. Approve PIR – 15590 Golf Club Drive
- TAB 5**            b. AAB Review – 15893 Northgate Drive
- TAB 6**            c. Approval of Sole Source Bid for Dam Repairs
- TAB 7**            d. Amendment to Master Dock Plan
- TAB 8**            e. Approval of FY25 Budget for Annual Meeting Packet
- TAB 9**            f. Approval of 2024 Annual Meeting Packet
- TAB 10**          g. Volunteer Banquet & Distinguished Montclairion Award

**TAB 11**          **XIII. Manager’s Report**

**TAB 12**          **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

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