



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 9, 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. Hearings Non-respondents
 - c. Legal Waiver Request
 - d. Legal 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. Hearings Non-respondents
 - c. Legal Waiver Request
 - d. Legal Waiver Request

- e. Collections Turnover

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from August 12, 2026 BOD Meeting

XI. Unfinished Business

XII. New Business

- TAB 4** a. PIR – 4711 Timber Ridge
- TAB 5** b. PIR – 15975 Cove
- TAB 6** c. MPOA Office and Dolphin Beach Security
- TAB 7** d. Survey and Ballot Contract
- TAB 8** e. 2027 Annual Meeting Date
- TAB 9** f. Election Administration Schedule
- TAB 10** g. 2027 Annual Election Voting Procedure
- TAB 11** h. Reschedule Cornhole Tournament
- TAB 12** i. Reschedule Kid’s Dominion Suggestion Day

TAB 13 **XIII. Manager’s Report**

TAB 14 **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

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