



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board Of Directors Meeting
September 14, 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. Violation Hearings for Non-Respondent Homeowners
 - b. Violation Hearings for Respondent Homeowners
 - c. Collection Turnover
 - d. Waiver Request
 - e. Read File
 - IV. Reconvene Open Session (Estimated Time at 7:30 P.M.)**
 - V. Pledge of Allegiance**
 - VI. Speakers Time – Homeowner’s Forum**
*Two Minutes Per Speaker**
 - VII. Consent Agenda**
 - VIII. Set Agenda for Open Meeting**
- TAB 2**
 - IX. Board Ratifications of Executive Session Items**
 - a. Violation Hearings for Non-Respondents Homeowners
 - b. Violation Hearings for Respondent Homeowners
 - c. Collection Turnover

d. Waiver Request

- TAB 3** **X. Review and Approve Prior Meeting Minutes**
a. Minutes from August 10, 2022 Board of Directors Meeting
b. Minutes from August 31, 2022 Special BOD Meeting

- TAB 4** **XII. Unfinished Business**
a. PIR for Tree Removal & Mitigation in RPA – 15514 Royal Crescent Court

- TAB 5** **XIII. New Business**
b. PIR for Deck Removal
TAB 6 c. PIR for Multiple Improvements – 4693 Fishermans Cove
TAB 7 d. PIR for Multiple Improvements – 4606 Spalding Drive
TAB 8 e. PIR for Deck – 15974 Cove Lane
TAB 9 f. PIR for Tree Removal & Mitigation – 15974 Cove Lane
TAB 10 g. PIR for Fence – 15540 Golf Club Drive
TAB 11 h. PIR for Fence – 15550 Golf Club Drive
TAB 12 i. Variance for Fence – 15449 Silvan Glen Drive
TAB 13 j. Variance for Fence – 4496 Larchmont Court
TAB 14 k. Appointment of New Covenants Committee Member
TAB 15 l. Appointment of Election Committee Members
TAB 16 m. 2023 Annual Membership Meeting Voting Method
TAB 17 n. Election Administrative Schedule
TAB 18 o. Approval of 2023 Annual Meeting Date, Time, & Location
TAB 19 p. Approval of BoardSpace for Record Management Operational Use
TAB 20 q. Landscaping for Montview Park
TAB 21 r. Proposed New Location for Entry Monument on Waterway & Cardinal

- TAB 22** **XIV. Manager’s Report**

- TAB 23** **XV. Officer’s Report**
a. President
b. Vice President
c. Treasurer – Financial Report
d. Secretary

XVI. Director’s Comments

- TAB 24** **XVII. Scheduled Meetings**
Board of Directors meeting 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 **

XVIII. Adjournment

President may limit duplicate comments on same issue.

Prepared By: Elizabeth McKeone – Resident Services Manager and Steven Levin – General Manager

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