



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 11, 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. PIR – AAB – 15701 Renton
 - b. Violation Hearings for Non-Respondent Homeowners
 - c. Legal Payment Plan Request
 - d. Violation 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. PIR – AAB – 15701 Renton
 - b. Violation Hearings for Non-Respondent Homeowners
 - c. Legal Payment Plan Request
 - d. Violation Waiver Request

e. Collections Turnover

TAB 3 **XI. Review and Approve Prior Meeting Minutes**
Minutes from January 14, 2026 BOD Meeting

TAB 4 **XII. Unfinished Business**
a. MPOA Off-site File Storage

TAB 5 **XIII. New Business**
a. Playground Mulch Installation
TAB 6 b. Dolphin Beach Bathroom Door Modification
TAB 7 c. FY27 Reserve Study
TAB 8 d. FY27 Five Year Plan
TAB 9 e. Kid’s Dominion Ad-hoc Committee
TAB 10 f. Volunteer Committee Appointment - LFMC
TAB 11 g. Volunteer Committee Appointment- Safety

TAB 12 **XIII. Manager’s Report**

TAB 13 **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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