



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 8, 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. Violation Hearings for Non-Respondent Homeowners
 - b. Legal Waiver Request
 - c. Legal Payment Plan Request
 - d. Collections Turnover
 - e. 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. Violation Hearings for Non-Respondent Homeowners
 - b. Legal Waiver Request
 - c. Legal Payment Plan Request
 - d. Collections Turnover

TAB 3 **XI. Review and Approve Prior Meeting Minutes**
Minutes from March 11, 2026 BOD Meeting

XII. Unfinished Business

XIII. New Business

- TAB 4** a. PIR – 4610 Spalding
- TAB 5** b. King’s Mason Entry Signage Proposal
- TAB 6** c. MPOA Office and Dolphin Beach Parking Lot RFP
- TAB 7** d. West Beach Mulch Installation
- TAB 8** e. FY27 Reserve Study
- TAB 9** f. MPOA Five Year Plan
- TAB 10** g. Final Election Report
- TAB 11** h. Special Meeting Request
- TAB 12** i. MPOA Late Fee Waiver
- TAB 13** j. Discontinue Management Requirements Committee
- TAB 14** k. Discontinue Strategic Plan Ad Hoc Committee
- TAB 15** l. Committee Chair Appointments
- TAB 16** m. Current Committee Member Appointments
- TAB 17** n. Management Oversight Committee Appointments
- TAB 18** o. Board Liaison Roster
- TAB 19** p. Blood Drive
- TAB 20** q. Yard Sale Weekend
- TAB 21** r. Sunset Yoga
- TAB 22** s. Drug Take Back Banner

TAB 23 **XIII. Manager’s Report**

- TAB 24** **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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