



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 14, 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 Write-off Recommendation
 - c. Collections Turnover
 - d. 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 Write-off Recommendation
 - c. Collections Turnover
- TAB 3**
 - XI. Review and Approve Prior Meeting Minutes**
Minutes from December 10, 2025 BOD Meeting

XII. Unfinished Business

XIII. New Business

- TAB 4 a. PIR – 15661 Montview
- TAB 5 b. Fish Stocking
- TAB 6 c. Garden Club MOU
- TAB 7 d. MPOA Office Copier/printer
- TAB 8 e. MPOA Operating Account Savings
- TAB 9 f. 2026 Annual Meeting Packet
- TAB 10 g. MPOA Water Quality Plan
- TAB 11 h. Community Guideline 5.4.46

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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