



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	<ul style="list-style-type: none">V. Executive Session (Closed)<ul style="list-style-type: none">a. Violation Hearings for Non-Respondent Homeownersb. Legal Write-off Recommendationc. Collections Turnoverd. Read FileVI. Reconvene Open SessionVII. Consent AgendaVIII. Set Agenda for Open Meeting
TAB 2	<ul style="list-style-type: none">IX. Board Ratifications of Executive Session Items<ul style="list-style-type: none">a. Violation Hearings for Non-Respondent Homeownersb. Legal Write-off Recommendationc. Collections Turnover
TAB 3	<ul style="list-style-type: none">XI. Review and Approve Prior Meeting Minutes <i>Minutes from December 10, 2025 BOD Meeting</i>

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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