



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

July 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

- VII. Executive Session (Closed)**
 - a. Homeowner Complaint
 - b. Reasonable Accommodation Request
 - c. Waiver Request
 - d. Hearings Non-respondents
 - e. Legal Write-off Request
 - f. Collections Turnover
 - g. Read File
- VIII. Reconvene Open Session**
- IX. Consent Agenda**
- X. Set Agenda for Open Meeting**

TAB 2

- XI. Board Ratifications of Executive Session Items**
 - a.
 - b. Reasonable Accommodation Request

- c. Waiver Request-
- d. Hearings Non-respondents
- e. Legal Write-off Request
- f. Collections Turnover

TAB 3 XII. Review and Approve Prior Meeting Minutes
Minutes from June 10, 2026 BOD Meeting

XIII. Unfinished Business

XIV. New Business

- TAB 4** a. PIR 4711 Timber Ridge
- TAB 5** b. PIR 4908 Breeze
- TAB 6** c. PIR 15440 Beachview
- TAB 7** d. PIR – Variance 4098 Camelot
- TAB 8** e. PIR – Variance 4562 Rincon
- TAB 9** f. MPOA Office Brick Planter Wall Repair
- TAB 10** g. Potomac Marlins Swim Team Agreement
- TAB 11** h. Amended Events Calendar FY27
- TAB 12** i. MPOA Records Retention Policy
- TAB 13** j. Kid’s Dominion Suggestion Day
- TAB 14** k. Board Director Appointment
- TAB 15** l. Volunteer Committee Appointment

TAB 16 XV. Manager’s Report

TAB 17 XVI. Officer’s Report

- a. President
- b. Vice President
- c. Treasurer - Financial Report
- d. Secretary

XVII. Director’s Comments

XVIII. 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. **

XIX. Adjournment

President may limit duplicate comments on same issue.

Prepared By: Adam Werle - General Manager and Brian Proctor - President

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