



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, September 8, 2021 AT 6:30 P.M.  
(Virtual Meeting)**

**AGENDA**

Due to the required hearing procedures and the number of hearings that are to be addressed in Executive Session (Closed), it may be necessary to start the Open Meeting after the estimated time of 7:30 P.M. See below for attendee information.

**I. CALL TO ORDER – 6:30 P.M.**

**II. MOVE TO RECESS and RECONVENE IN EXECUTIVE (CLOSED) SESSION**

Motion: Madame President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (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\*

**TAB 1**

**III. EXECUTIVE SESSION (CLOSED)**

- 1a. Review - Waivers from the FAB Committee
- 1b. Review - Violation Hearings for Non-Respondents
- 1c. Review - Read File

**IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**

**V. PLEDGE OF ALLEGIANCE**

**TAB 2**

**VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**

- 2a. Action - Waivers from the FAB Committee
- 2b. Action - Violation Hearings for Non-Respondents

**TAB 3**

**VII. REVIEW AND APPROVAL OF MINUTES**

- 3. Action - Approve Draft Minutes of the July 14, 2021 BoD Meeting; August 11, 2021 BoD Meeting, and August 18, 2021 Special BoD Meeting.

**VIII. SPEAKER'S TIME - TWO MINUTES PER SPEAKER\***

Resident Forum

**IX. CONSENT AGENDA**

**TAB 4**

**X. SET AGENDA FOR OPEN MEETING**

**XI. OLD BUSINESS**

**TAB 5**

- 5. Action - Article 4 – Revision

## **XII. NEW BUSINESS**

<b>TAB 6</b>	6. Action	- Election Committee Appointments	Page XX
<b>TAB 7</b>	7. Action	- Annual Meeting Date	Page XX
<b>TAB 8</b>	8. Action	- Election Administrative Schedule	Page XX
<b>TAB 9</b>	9. Action	- 2022 Voting Method	Page XX
<b>TAB 10</b>	10. Action	- Consider Approval of M1TIMD-4750-03 PIR	Page XX
<b>TAB 11</b>	11. Action	- Consider Approval of M1TIMD-4727-03 PIR	Page XX
<b>TAB 12</b>	12. Action	- Drug Take Back Banner	Page XX
<b>TAB 13</b>	13. Action	- OneDrive RIM/LMC filing system	Page XX
<b>TAB 14</b>	14. Action	- Dog Park Pergola	Page XX
<b>TAB 15</b>	15. Action	- Dog Park Faucet	Page XX
<b>TAB 16</b>	16. Action	- Dog Park Keypad	Page XX
<b>TAB 17</b>	17. Action	- Dog Park Pea gravel donation	Page XX
<b>TAB 18</b>	18. Action	- New Montclair Logo	Page XX
<b>TAB 19</b>	19. Action	- Fridge for Events	Page XX

## **TAB 20 XIII. MANAGERS' REPORTS**

## **TAB 21 XIV. OFFICERS' REPORTS**

President  
Vice President  
Treasurer – Financial Report  
Secretary

## **XV. DIRECTORS' COMMENTS**

Committee Reports

## **XVI. SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, October 13, 2021 at 6:30 P.M. at the MPOA Building.

**\*\*Please have all agenda items submitted by 5:00 P.M. Monday, Sept 27, 2021, 5:00 P.M.\*\***

### **\*Property Owners' Association Act - § 55.1-1816. Meetings of the board of directors**

C. The board of directors or any subcommittee or other committee of the board of directors may (i) convene in executive session to consider 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, upon the affirmative vote in an open meeting to assemble in executive session. The motion shall state specifically the purpose for the executive session.

Reference to the motion and the stated purpose for the executive session shall be included in the minutes. The board of directors shall restrict the consideration of matters during such portions of meetings to only those purposes specifically exempted and stated in the motion. No contract, motion, or other action adopted, passed, or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee of the board of directors, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion, or other action, which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

### **President may limit duplicate comments on same issue.**

**Action:** Designates an item requiring an action by the board of Directors during this meeting.

**Prepared By:** Susan Manch – (Acting) General Manager, Shannon Woolard – AGM/Communications Manager

**Distribution:** Linda Chen-Khan, Meg Czapiewski, Stephanie Eversley, Ned Greene, Tracy Hansen, Jeremy Kotsenburg, Dustin Lientz, Fred Rash, Bill Shelly, Timothy Smith, Chris Williams

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