



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 8, 2023 at 6:00 P.M.
Zoom (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**
- II. **Move to Recess and Convene 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 (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

- III. **Executive Session (Closed)**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Collection Waiver Request
 - c. Collection Write-off Recommendation
 - d. Small Balance Write-offs
 - e. Read File
- IV. **Reconvene Open Session (Estimated Time at 7:30 P.M.)**
- V. **Pledge of Allegiance**
- VI. **Speakers Time - Homeowner's Forum**
*Two Minutes Per Speaker**
- 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. Collection Waiver Request

- c. Collection Write-off Recommendation
- d. Small Balance Write-offs

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from February 8, 2023 BOD Meeting

TAB 4 **XII. Unfinished Business**
TAB 5 a. Ratify E-mail Vote for Debt Settlement Counteroffer
b. Change to MPOA Office Hours on Wednesdays from April to October

TAB 6 **XIII. New Business**
TAB 7 a. PIR with Variance for Fence - 4703 Harmony Place
TAB 8 b. PIR with Variance for Walkway - 15724 Vista Drive
TAB 9 c. PIR with Variance for Fence - 16108 Edgewood Drive
TAB 10 d. Proposed Amendments to Community Guidelines Article 3
TAB 11 e. Dissolve History Committee
TAB 12 f. Proposed Changes to the LFMC Charter
TAB 13 g. Initial Construction Committee Appointments
TAB 14 h. Proposed Trash Policy
TAB 15 i. St. James Gate Attendants
TAB 16 j. Playground Mulch
TAB 17 k. Cardinal Drive Fence Replacement Specifications
TAB 18 l. West Beach Restoration
TAB 19 m. Dam Mowing Contract
TAB 20 n. Fish Stocking
TAB 21 o. Triathlon Contract with Rip It Events
TAB 22 p. Displaying Drug-Take-Back Banner
TAB 23 q. Waterway Drive Entrance Signs
r. Updated 2022 Reserve Study

TAB 24 **XIV. Manager’s Report**

TAB 25 **XV. Officer’s Report**
a. President
b. Vice President
c. Treasurer - Financial Report
d. Secretary

XVI. Director’s Comments

TAB 26 **XVII. 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. **

XVIII. Adjournment

President may limit duplicate comments on same issue.
Prepared By: Steven Levin - General Manager and Tracy Hansen - President
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