



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 14, 2025 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 Waiver Request
 - c. FAB Deferral – Waiver Request
 - d. Collection Write Off Request
 - e. Acceleration and Collection Turnover
 - f. 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 Waiver Request
 - c. FAB Deferral – Waiver Request
 - d. Collection Write Off Request

- e. Acceleration and Collection Turnover

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from April 9, 2025 BOD Meeting

TAB 4 **XI. Unfinished Business**
a. Variance - 5148 Spring Branch

TAB 5 **XII. New Business**
TAB 6 a. PIR – 15522 Royal Crescent
TAB 7 b. PIR – 4965 Buena Vista
TAB 8 c. Variance – 4965 Buena Vista
TAB 9 d. Beach Grooming Contract
TAB 10 e. MPOA Office Roof RFP
TAB 11 f. Guideline Modification 5.4 General E
TAB 12 g. Guideline Modification 5.4.5 Compost Piles
TAB 13 h. Guideline Modification 5.6.3 Obtaining Neighbor Acknowledgment
TAB 14 i. Guideline Modification 5.1.3.4 Covenants Manager and 5.2.1. Application by Homeowners
TAB 15 j. Guideline Modification 5.2.4 PIR Review and Covenants Committee Action
TAB 16 k. Guideline Modification 5.2.5 Notification of Covenants Committee Decision
TAB 17 l. Guideline Modification 5.4.7 Decorative Objects
TAB 18 m. Guideline Modification 5.4.19 Fruit and Vegetable Gardens
TAB 19 n. Guideline Modification 5.4.24 Landscaping
TAB 20 o. Guideline Modification 5.4.33 Recreation and Play Equipment
TAB 21 p. RPA Guideline Change
TAB 22 q. Spring Branch Bench
TAB 23 r. Trespassing sign at Hockersmith
TAB 24 s. Remove and Add Events
TAB 25 t. WelcomeLink Statements
u. Henderson Husky 5K

TAB 26 **XIII. Manager's Report**

TAB 27 **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: Steven Levin - General Manager and Brian Proctor - President

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