



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

November 8, 2023 at 6:30 P.M.

**Hybrid Meeting – Virtual on Zoom, In-Person at MPOA Conference Room
3561 Waterway Drive, Montclair, VA 22025**

AGENDA

Due to the required hearing procedures and the number of items 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. Pledge of Allegiance**
- III. Prince William County Ad-Hoc RPA Working Group Presentation**
- IV. Speakers Time – Homeowner’s Forum**
*Two Minutes Per Speaker**
- V. 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

- III. Executive Session (Closed)**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Violation Hearings for Respondent Homeowners
 - c. Collection Write-off Request
 - d. Reasonable Accommodation Request
 - e. Read File
- IV. Reconvene Open Session (Estimated Time at 7:30 P.M.)**
- 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 Turnover
- c. Collection Write-off Request
- d. Reasonable Accommodation Request

TAB 3

X. Review and Approve Prior Meeting Minutes

Minutes from October 25, 2023 Special BOD Meeting & October 11, 2023 BOD Meeting

XI. Unfinished Business

TAB 4

- a. PIR for Mailbox – 5081 Willow Oak Place

XII. New Business

TAB 5

- b. PIR for Three Season Room – 4593 Clearwater Court

TAB 6

- c. PIR for Dock and Stairs – 4920 Breeze Way

TAB 7

- d. PIR for Walkways – 4929 Breeze Way

TAB 8

- e. Dam Trash Rack Change Order

TAB 9

- f. Victory Dog Park Erosion Control

TAB 10

- g. Country Club Median Landscaping Proposal

TAB 11

- h. Janitorial Contract Renewal

TAB 12

- i. Kid's Dominion Repairs

TAB 13

- j. Maintenance Boat Motor Replacement

TAB 14

- k. Amendment to Section 2.7.5(b)(1) of Community Guidelines

TAB 15

- l. Amendment to MPOA Website & Community Guideline Article 2, Section 2.7.6

TAB 16

- m. Amendments to Article 5 of Community Guidelines

TAB 17

- n. Amendment to Community Events Committee Charter

TAB 18

- o. Amendment to Election Committee Charter

TAB 19

- p. Approval of 2024 Dog Park Schedule

TAB 20

XIII. Manager's Report

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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