



## **MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.**

### **Board of Directors Meeting**

**February 12, 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. CICB Complaint Review
  - c. Small Balance Write-offs
  - d. Abatement Case
  - e. 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. CICB Complaint Decision
  - c. Small Balance Write-offs
  - d. Abatement Case

- TAB 3**            **X.    Review and Approve Prior Meeting Minutes**  
                          *Minutes from January 8, 2025 BOD Meeting*
- XI.   Unfinished Business**
- XII.   New Business**
- TAB 4**            a.    PIR to Construct Decks and Stairs – 15535 Yorktown
- TAB 5**            b.    Variance for Trampoline – 5148 Spring Branch
- TAB 6**            c.    Variance for Fence in Common Area – 16212 Edgewood
- TAB 7**            d.    Office Phone Equipment Contract Renewal
- TAB 8**            e.    Dam Mowing & Landscaping Contract Renewal
- TAB 9**            f.    Dam Mowing & Landscaping Contract Renewal for Auxiliary Spillway
- TAB 10**           g.    Computer Acquisition
- TAB 11**           h.    Dock Permit Procedures
- TAB 12**           i.    Additional Budget Town Hall
- TAB 13**           j.    Appointment of Board Liaison to Covenants Committee
- TAB 14**           k.    Appointment of Committee Chairs
- TAB 15**           l.    Spring Celebration Date Change
- TAB 16**           m.    Trivia Night Date Change
- TAB 17**           **XIII.   Manager’s Report**
- TAB 18**           **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

**Distribution:** Buck Arvin, Tim Beatty, Linda Cheng-Khan, Brian DeMuth, Walt Giraldi, Tracy Hansen, Corbin Parish, Brian Proctor, Fred Rash, Tom Starai, Chris Williams

**Posted:** [www.montclairva.com](http://www.montclairva.com) and [FSRConnect](#)