



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 11, 2026 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. Eagle Scout and The St. James Presentation for Lifeguard Stands**
- 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

- V. Executive Session (Closed)**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Legal Waiver Request
 - c. Collections Turnover
 - d. 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. Collections Turnover

- TAB 3 **XI. Review and Approve Prior Meeting Minutes**
Minutes from February 11, 2026 BOD Meeting
- XII. Unfinished Business**
- XIII. New Business**
- TAB 4 a. Dam Landscaping Services
- TAB 5 b. Spillway Landscaping Services
- TAB 6 c. Weekend Beach Grooming
- TAB 7 d. RFP for Beaver Landing
- TAB 8 e. RFP for Dam Outflow Tunnel
- TAB 9 f. Dog Park Grading and Mulch
- TAB 10 g. Entry Signage Project
- TAB 11 h. Lifeguard Stand Construction
- TAB 12 i. 2026 Swimfest Operational Schedule
- TAB 13 j. Kid’s Dominion Ad Hoc Committee Charter
- TAB 14 k. Community Guideline 5.4.46 Amendment
- TAB 15 l. GOVEE Lights Motion Reconsideration
- TAB 16 m. Volunteer Committee Member Appointment

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: Adam Werle - General Manager and Brian Proctor - President

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