



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

November 13, 2024 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. Violation Hearings for Respondent Owners
 - c. Collection Write-off Request from Legal
 - d. Accelerations and Collection Turnover
 - 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. Waiver Request from Legal
 - c. Collection Write-off Request from Legal
 - d. Accelerations and Collection Turnover

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from October 9, 2024 BOD Meeting

XI. Unfinished Business

XII. New Business

- TAB 4** a. PIR – Retroactive Dock Removal – 15446 Beachview Drive
- TAB 5** b. PIR – Walkway – 4836 Keswick Court
- TAB 6** c. FirstService Management Contract Option
- TAB 7** d. Brightview Tree Work Proposal
- TAB 8** e. Dog Park Landscaping
- TAB 9** f. Beaver Landing Retaining Wall Removal
- TAB 10** g. Hockersmith Park Split-Rail Fence Removal
- TAB 11** h. Board of Director Appointments
- TAB 12** i. Committee Appointments
- TAB 13** j. Volunteer Banquet
- TAB 14** k. Invoice Access
- TAB 15** l. Covenants Committee Article 5 Amendment Recommendations
- TAB 16** m. Amend Section 5.4.5 - Compost Piles
- TAB 17** n. Amend Section 5.4.8 – Dock Eligible Lots
- TAB 18** o. Amend Section 5.4.19 – Gardens
- TAB 19** p. Revision of Section 5.4.24 – Landscaping
- TAB 20** q. Add Guideline for Unsecured Debris
- TAB 21** r. Dog Park Event Schedule

TAB 22 **XIII. Manager’s Report**

- TAB 23** **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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