



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 14, 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. Triathlon Committee Review**
- 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. Violation Hearing for Respondent Homeowners
 - c. Accelerations and Collection Turnover
 - d. Abatement Cases
 - 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. Violation Hearing for Respondent Homeowners
 - c. Accelerations and Collection Turnover

d. Abatement Cases

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from July 10, 2024 BOD Meeting.

XI. Unfinished Business

XII. New Business

TAB 4 a. PIR – 4836 Keswick Court - Patio
TAB 5 b. PIR – 15507 Yorktown - Mailbox
TAB 6 c. PIR – 15790 Moncure Court – Dock Removal
TAB 7 d. Triathlon Contract Renewal
TAB 8 e. Brightview – Remove Porcelain Berry
TAB 9 f. Sheffield Planting Recommendations
TAB 10 g. Lake Lowering
TAB 11 h. Update to Water Quality Testing, Assessment, and Advisory Plan
TAB 12 i. Strategic Plan Ad-Hoc Committee
TAB 13 j. Management Requirements Ad-Hoc Committee Charter
TAB 14 k. Waive Community Guidelines Section 3.2.7
TAB 15 l. Sub-Association Ad-Hoc Committee
TAB 16 m. Committee Volunteer Appointment(s)
TAB 17 n. Committee Chair Appointment(s)

TAB 18 **XIII. Manager’s Report**

TAB 19 **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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