



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

### **Board of Directors Meeting**

**January 8, 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. Repayment Plan Requests from Legal
  - c. Waiver Requests from Legal
  - d. Legal Support Policy
  - 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. Repayment Plan Requests from Legal
  - c. Waiver Requests from Legal
  - d. Legal Support Policy

**TAB 3**            **X. Review and Approve Prior Meeting Minutes**  
*Minutes from December 11, 2024 BOD Meeting*

**XI. Unfinished Business**

**XII. New Business**

- TAB 4**            a. Swim Fest Contract
- TAB 5**            b. Annual Meeting Packet 2025
- TAB 6**            c. Montclairion of the Year

**TAB 7**            **XIII. Manager’s Report**

- TAB 8**            **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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