



**MONTCLAIR PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, December 9, 2020 AT 5:30 P.M.
(Hybrid Meeting Electronic and In Person)**

AGENDA

**Due to the required hearing procedures and the number of hearings that are to be addressed in Executive Session (Closed), it may be necessary to start the Open Meeting after the estimated time of 7:30 P.M.
See below for attendee information.**

- I. CALL TO ORDER – 5:30 P.M.**
- II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION**
To consult with legal counsel, discuss pending or probable litigation, to discuss and consider proposed contracts, and matters involving violations of the declaration and rules and regulations adopted pursuant thereof in which a member, family members, tenants, guests, or other invitees are responsible.
- TAB 1 III. EXECUTIVE SESSION (CLOSED)**
 - 1a. Review - Waivers from the FAB Committee
 - 1b. Review - Violation Hearings for Non-Respondent Owners
 - 1c. Review - Escheatment and Write Offs
 - 1d. Review - Read File
- IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**
- V. PLEDGE OF ALLEGIANCE**
- TAB 2 VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**
 - 2a. Action - Approve Waivers from the FAB Committee
 - 2b. Action - Approve Violation Hearings for Non-Respondent Owners
 - 2c. Action - Approve Escheatment
- TAB 3 VII. REVIEW AND APPROVAL OF MINUTES**
 - 3. Action - Approve Minutes of the November 11, 2020 Board Meeting
- VIII. SPEAKER’S TIME - TWO MINUTES PER SPEAKER***
Resident Forum
- IX. CONSENT AGENDA**
- TAB 4 X. SET AGENDA FOR OPEN MEETING**
- XI. OLD BUSINESS**
 - TAB 5** 5. Action - Approve Standing Resolution – Natural Areas
 - TAB 6** 6. Action - Approve Lake Lowering Plan
 - TAB 7** 7. Action - Approve Article 5 C.G. Revisions
- XII. NEW BUSINESS**
 - TAB 8** 8. Action - Approve Variance for M1BEAD-5422-04 – Vinyl Fence

TAB 9	9. Action	- Approve PIR for M1COVL-5978-03 – Retaining Wall/RPA
TAB 10	10. Action	- Approve FY2021 Draft Budget
TAB 11	11. Action	- Management Contract RFP Release
TAB 12	12. Action	- Ratification of Email Vote – Approve PWCPD Lake Training
TAB 13	13. Action	- Legal Review – King’s Masons Contract
TAB 14	14. Action	- Timber Ridge Forebay
TAB 15	15. Action	- Approve Covenants 2021 API Schedule
TAB 16	16. Action	- Appoint Committee Members

TAB 17 XIII. MANAGERS’ REPORTS

TAB 18 XIV. OFFICERS’ REPORTS

- President
- Vice President
- Treasurer – Financial Report
- Secretary

XV. DIRECTORS’ COMMENTS

- Committee Reports

XVI. SCHEDULED MEETINGS

Board of Directors meeting is Wednesday, January 13, 2021 at 6:30 P.M. at the MPOA Building.

Please have all agenda items submitted by 5:00 P.M. Monday, January 4, 2021, COB

Link: <https://vimeo.com/451169002>

Password: 19zm4GR5!

As a reminder: Motion #20-227 became effective Dec 1, 2020

2.4.3 Conduct of Meetings. The latest edition of Robert’s Rules of Order shall govern the conduct of meetings when not in conflict with the Act or Association documents. To support the Board’s efficiency in conducting business, the following variations to Robert’s Rules of Order shall be observed.

- a. During the debate of a motion, “friendly amendments” may be proposed for expediency and efficiency. Once a motion is made, it may be amended without formal procedures, as long as no voting Director objects to the amendment. If one or more Directors object to the amendment, it may only be adopted via the formal process.
- b. Directors’ comments during debate will be limited in quantity and length. Each Director will be provided two (2) opportunities to speak to a specific motion. In addition, Director’s comments will be limited to 4 minutes per speech for the maker and seconder of the motion and 2 minutes per speech for each of the other directors.