

**MEETING OF THE BOARD OF DIRECTORS**  
**WEDNESDAY, June 14, 2017**  
**6:00 P.M.**

**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. \*\*\*

**I. CALL TO ORDER - 6:00 P.M.**

**TAB 1 II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION IF HEARINGS ARE SCHEDULED**

To consult with legal counsel, discuss pending or probable litigation, to discuss and consider contracts, personnel matters and matters involving violations of the declarations and rules and regulations adopted pursuant thereto in which a member, family members, tenants, guests or other invitees are responsible.

**TAB 2 III. HEARINGS (CLOSED) 7:00 P.M.**

- 2a. Review** - Violation Hearings for Nonrespondent Homeowners
- 2b. Review** - Legal Recommendations for Collections
- 2c. Review** - Consider Previous Owner Bad Debt Write Off
- 2d. Review** - Consider Nomination for Distinguished Montclairion

**IV. RECONVENE INTO OPEN SESSION**

**V. PLEDGE**

**TAB 3 VI. HEARING ACTIONS & EXECUTIVE SESSION ITEMS (OPEN)**

- 3a. Action** - Violation Hearings for Nonrespondent Homeowners
- 3b. Action** - Legal Recommendations for Collections
- 3c. Action** - Consider Previous Owner Bad Debt Write Off
- 3d. Action** - Consider Nomination for Distinguished Montclairion

**TAB 4 VII. REVIEW AND APPROVAL OF MINUTES**

- 4a. Action** - Approve Minutes of the May 10, 2017 Board Meeting

**VIII. SPEAKER'S TIME - Two Minutes per Speaker \***

**IX. CONSENT AGENDA**

**TAB 5 X. SET AGENDA FOR OPEN MEETING - 7:30 P.M. (Estimated Time)**

**XI. NEW BUSINESS**

- TAB 6 Action** - Consider Approval of Variance Requests for Bible School Signage
- TAB 7 Action** - Consider Approval of Variance for M1EGWD-5804-03 Storage Container
- TAB 8 Action** - Consider Approval of Agreement with Montclair Country Club
- TAB 9 Action** - Consider Approval of Office Cleaning Contract
- TAB 10 Action** - Consider Approval of Precinct Boundaries in Montclair
- TAB 11 Action** - Consider Approval of CG Change Section 5.4.7 Decorative Objects
- TAB 12 Action** - Consider Approval of Purchase for Updated Mail Machine
- TAB 13 Action** - Consider Approval of CG Change Section 5.4.23 Landscaping

**TAB 14 XII. MANAGER'S REPORTS**

**TAB 15 XIII. OFFICERS' REPORTS**

- President's Report
- Vice President's Report
- 2nd Vice President's Report - Committee Reports
- Treasurer - Financial Report

**TAB 16 XIV. DIRECTORS' COMMENTS**

**TAB 17 XV. SCHEDULED MEETINGS**

Board of Directors Meeting, Wednesday, July 12, 2017 at 7:00 p.m. at the MPOA Bldg.

**TAB 18 \* President may limit duplicate comments on same issue**

**Action:** Designates an item requiring action by the Board of Directors during this meeting.

**Prepared by:** Justin C. Field, GM, Kristie Upperman, AGM, & Phil Webber, Operations Manager

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