



**MORNING SUN COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MAY 28, 2025**  
**EXECUTIVE SESSION NOTICE AND AGENDA**

**Date:** Wednesday, May 28, 2025

**Time:** 4:00 p.m.

**Physical Location of Meeting:** 3281 E. Guasti Road, Suite 200, Ontario, California 91761

**Virtual Location of Meeting:** [www.zoom.us](https://www.zoom.us)

**NOTICE TO MEMBERS:** Executive session meetings of the Board of Directors are provided by statute so Boards can address confidential matters. Because they are confidential, Members do not have a right to attend the meetings or to review executive session minutes. In accordance with Civil Code §4935, discussion in executive session is limited to the following items: (1) legal matters and potential litigation; (2) matters relating to the formation of contracts with third parties; (3) Member discipline; (4) personnel matters; (5) Member delinquency, including payment plans and the decision to initiate foreclosure; (6) meeting with a Member upon the Member's request relating to compliance or delinquency matters; (7) approval of prior executive session meeting minutes. *This notice has been sent to you per Civil Code requirements of notifying membership of meetings not as an invitation to attend this meeting.*

**AGENDA**

- I. Call to Order:** 4:00 p.m.
- II. Roll Call**
- III. Approval of Prior Meeting Minutes**
  - A. February 12, 2025
- IV. Compliance Matters**
  - A. Violation History Report
  - B. Violation and Fine Procedure *(Included for Board Reference)*
- V. Delinquency Matters**
  - A. Assessment Collection Policy *(Included for Board Reference)*
  - B. Homeowner Aging Report
  - C. Member Requests
    - 1. Account No. 18100059603
    - 2. Account No. 18100056105
    - 3. Account No. 181B00056105
    - 4. Account No. 181B00057536
    - 5. Account No. 18100057536
- VI. Third-Party Contract Formation** *(None)*
- VII. Personnel Matters**
  - A. Discussion of Vacant Seat on the Board of Directors
- VIII. Legal Matters** *(None)*
- IX. Adjourn to Regular Session**