



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

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

**Time:** 4:30 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)

**Call-in Phone Number:** 1-(669) 900-6833

**Meeting ID:** 810 3749 4061

**Passcode:** 810 3749 4061

**NOTICE TO MEMBERS:** The board meeting is a meeting of the Directors of the Association. Only Members, homeowners on title, may attend and observe any meeting but are not entitled to participate in any discussion or deliberation of the Board unless invited by the Board to do so and may not vote on action(s) considered or taken by the Board. This meeting is being conducted as a hybrid meeting with both in-person and virtual options available. Due to the virtual option available, in accordance with Civil Code §4926(a)(3), any vote of the Directors shall be conducted by a roll call so that participants can hear the vote of each Director relative to each issue.

Recording of a meeting is strictly prohibited. Neither the Board nor Management consents to the recording of any portion of any board meeting. Unauthorized recording is classified as a major violation of the rules.

**AGENDA**

- I. Call to Order:** 4:30 p.m.
- II. Roll Call**
- III. Open Forum:** *In compliance with Civil Code §5000(b), Members will be given an opportunity to address the Board at each open meeting and to raise questions, comments, issues, and/or concerns of general relevance and interest to the community, which is commonly referred to as "Open Forum." At the meeting, Members should document questions, comments, issues, and/or concerns by completing the Request to Address the Board Form provided. This will assist the Board in tracking and following up on questions, comments, issues, and concerns.*
- IV. Executive Session Disclosure** *(Refer to the Executive Session Agenda included, for items planned to be discussed)*
- V. Approval of Prior Meeting Minutes**
  - A.** February 12, 2025
- VI. Financial Matters**
  - A.** Acceptance of Unaudited Financial Statements: March 31, 2025 – April 30, 2025
- VII. Reports**
  - A.** Action List
- VIII. Unfinished Business** *(None)*
- IX. New Business**
  - A.** Approve 2026 Reserve Study Proposal (level 3 Financial Update)
  - B.** Adoption of Revised Collection Policy
- X. Board Informational Items** *(No Action)*
  - A.** 2025 Annual Association Calendar
  - B.** 2025 Board Card
  - C.** Mailers
- XI. Next Board Meeting Date:** *Wednesday, August 14, 2025*
- XII. Adjournment**