



P R I M E
ASSOCIATION SERVICES

MORNING SUN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2025
REGULAR SESSION NOTICE AND AGENDA

Date: Wednesday, February 12, 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

Call-in Phone Number: +16699006833

Meeting ID: 810 3749 4061

Passcode: 509004

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.** December 12, 2024
- VI. Financial Matters**
 - A.** Acceptance of Unaudited Financial Statements:
 - i.** Base: November 30, 2024 – December 31, 2024
 - ii.** Cost Center : November 30, 2024 – December 31, 2024
- VII. Reports**
 - A.** Chino Valley Fire Inspection
 - B.** Action List
- VIII. Unfinished Business** *(None)*
- IX. New Business**
 - A.** Final Audit FYE 2023
 - B.** Authorization for Management to File Liens on Delinquent Accounts
 - i.** 18100060876
- X. Board Informational Items** *(No Action)*
 - A.** 2025 Annual Association Calendar
- XI. Next Board Meeting Date:** *Wednesday, May 28, 2025*
- XII. Adjournment**