



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

Date: Wednesday, February 12, 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

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.** December 12, 2024
- IV. Compliance Matters**
 - A.** Violation and Fine Procedure (*Included for Board Reference*)
- V. Delinquency Matters**
 - A.** Assessment Collection Policy (*Included for Board Reference*)
 - B.** Homeowner Aging Report
 - C.** Collection Escalation Options for Delinquent Accounts
 - 1.** Account No. 18100060876
 - D.** Member Requests
 - 1.** Account No. 18100059605 & 181B00059605
 - E.** Third-Party Contract Formation (*None*)
- VI. Personnel Matters** (*None*)
- VII. Legal Matters** (*None*)
- VIII. Adjourn to Regular Session**