

## MORGAN CREEK COMMUNITY ASSOCIATION

### Regular Board Meeting - In Person & Zoom Audio

November 18, 2025 6:00 PM

<https://us06web.zoom.us/j/88213994461?pwd=X2WXqX64>

Meeting ID: 882 1399 4461 Password: 629142

Join by Phone: +1 (669) 444-9171

Meeting is Open to MCCA Members Only

8779 Cook Riolo Rd , Creekview Ranch School, Multipurpose Rm  
Roseville, CA 95747

### BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

*The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):*

- *Litigation/Legal Matters*
- *Matters relating to contract formation with third parties*
- *Member Discipline, Delinquencies, Violations, and Enforcement*
- *Personnel matters*

#### I. CALL TO ORDER

#### II. EXECUTIVE SESSION ACKNOWLEDGMENT/ANNOUNCEMENT

#### III. ACTION MANAGEMENT INTRODUCTION

#### IV. 2026 BUDGET & RESERVE INFORMATION

#### V. REPORTS

- A. ARCHITECTURAL COMMITTEE
- B. LANDSCAPE COMMITTEE
- C. SAFETY ADVISORY COMMITTEE
- D. WELCOME/SOCIAL COMMITTEE

#### VI. CONSENT CALENDAR

- A. APPROVE MINUTES
- B. FINANCIAL STATEMENTS
- C. AUTHORIZATIONS TO LIEN

#### VII. OLD BUSINESS

- A. SOCIAL COMMITTEE CHARTER

## **B. 2025 ANN. MEETING & ELECTION**

### **VIII. NEW BUSINESS**

#### **A. (NONE PLANNED)**

### **IX. OWNER COMMENT PERIOD**

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Open Session Meetings no fewer than four (4) days prior to an Open Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

### **X. NEXT BOARD MEETING**

Regularly scheduled executive meetings: 5:50 PM on Tuesday, **December 9, 2025** and 5:30 PM on Tuesday, **January 13, 2026**.

Regularly scheduled open board meeting: 6:00 PM on Tuesday, **January 20, 2026**.

Each of the meetings above are subject to change by the board of directors.

### **XI. ADJOURN**

### **XII. CORRESPONDENCE / INFORMATION**