



COMMUNITY ASSOCIATION

## Mill Creek Community Association Board of Directors Meeting

Wednesday, March 16, 2022

4:00 PM Online/Board Room

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### Agenda

**President** – Terry Gemmill  
**Secretary** – Judy Cromwell  
**Director** – Stephen Anderson  
**Director** – Sid Siegel

**Vice-President** – Jay Hiester  
**Treasurer** – Kristi Zevenbergen  
**Director** – Ron Smullin  
**Association Director** – Hilary Bublitz

**Board of Directors Meeting Call to Order:** 4:00 pm  
**Member Input** 4:00 – 4:15  
**Approval of Prior Minutes:** 4:15 – 4:20

- March 02, 2022

Motion to approve: Sid, Second: Ron, passed unanimously

**New Business** 4:20 – 4:25

- Kubota offer \$500
  - This tractor was purchased in 1991 and has been at Sholten's Equipment in Burlington on consignment since August 31, 2021. The only offer we have received so far was the one from the dealer for \$500. We have already purchased the new tractor and power brush and Craig would like to get this old Kubota sold and out of our inventory.

Motion to approve: Jay, Second: Judy, passed unanimously.

- Annual Audit Engagement Letter Approval
  - This is the estimate for our annual financial audit with Newman and Company (same firm as last year). The price is \$11,000 which is in line with what we paid last year.

Motion to approve: Kristi, Second: Steve, passed unanimously

**Restatement of Governing Documents** 4:25 – 4:50

- Opt-In Campaign
  - Over 940 residents have Opted-in. The campaign is over at the end of the month.
- Questions/Edits – Final Opportunity
  - Hilary will send the document to CLG and then distribute the final copy to homeowners.
- Budget/Restatement Meeting Planning
  - Proposed Budget 2022/2023 – Total Revenue \$1,719,397

Motion to approve: Kristi, Second: Sid, passed unanimously

- Restatement Meeting April 6 at 4 pm (hybrid). The attorney will attend.
- Budget Ratification & Restatement of Declaration Meeting April 27 @ 7 pm
  - The board will hold a short meeting prior starting at 6 pm
  - Terry will be out of town and attend online. Jay will fill in.
  - The attorney will attend. We will start with Budget slides and move into Restatement Q & A.
- Working on Budget slides. Need info from Ken on the “Establishing quorum” portion.

**Adjourn: 5:20 pm**

**Respectfully submitted by Hilary Bublitz, Association Director**