



Mill Creek Community Association

Board of Directors Meeting

Wednesday, November 16, 2022

4:00 PM Online/Board Room

Minutes

President – Jay Hiester

Secretary – Becky Edy

Director – Terry Gemmill

Director – Angela Darby

Vice President – Sid Siegel

Treasurer – Kristi Zevenbergen

Director – Judy Cromwell

Association Director – Hilary Publitz

Board of Directors Meeting Call to Order: 4:00 pm

Member Input: A resident spoke to the Board concerning trees.

City Update: The city moved trees off the street after the recent storm. Both the city and the MCCA crew did a fabulous job with cleanup.

Approval of Prior Minutes:

- **Motion to approve October 19, 2022 minutes:** Sid Siegel, **Second by** Angela Darby, **Passed** Unanimously.

Treasurer's Report: Kristi answered questions about the report.

Association Director's Report: Hilary spoke about the recent storm response.

Old Business

- **Motion:** To approve the bids for the landscape refresh in Pine Tree and Aspen trail in the amount of \$5400 plus tax with the funds to be taken from the Reserve Fund. **Motion by:** Terry Gemmill, **Second by:** Kristi Zevenbergen, **Passed** Unanimously.
- **Motion:** To approve the Rules and Regulations with the changes on pages 9 and 11. **Motion by:** Terry Gemmill, **Second by:** Sid Siegel, **Passed** Unanimously.
- **Motion:** To approve the Covenant Fine Schedule. **Motion by:** Kristi Zevenbergen, **Second by:** Angela Darby, **Passed** Unanimously.

New Business

- **Motion:** The definition of a commercial vehicle is any vehicle whose main purpose is intended for commercial use whether commercially licensed or not. **Motion by:** Terry Gemmill, **Second by:** Sid Siegel, **Passed** Unanimously.
- The Board was in favor of allowing the Mill Creek mayor and mayor pro tem to hold a Community Chat in the MCCA Boardroom.
- **Motion:** To adjourn the regular board meeting and enter into Executive Session **Motion by:** Terry Gemmill, **Second by:** Sid Siegel, **Passed** Unanimously.

Executive Session: 5:15 pm

Collections Update

ST 57

- **Motion:** To adjourn Executive Session and move to the Open Meeting. **Motion by:** Terry Gemmill, **Second by:** Kristi Zevenbergen, **Passed** Unanimously.

Executive Session Adjourned: 5:55 pm

Open Meeting:

Based on evidence obtained by MCCA staff and the police report describing the incident on November 2, 2022, the Board has determined that:

- The conduct of the residents at ST 57, including the incident on November 2, 2022, is a nuisance to the neighborhood and is a violation of MCCA Restrictive Covenants section 7.1.3.
- ST 57 is being run as a Boarding House in violation of the MCCA Restrictive Covenants sections 7.9.4, 7.9.6, and 7.9.7.
- The owner of ST 57 has failed to truthfully report her tenants on the Tenant Information Form as required by the MCCA Restrictive Covenants section 7.9.10.
- The owner of ST 57 did not evict tenant Chris Jantz by September 30 and the \$1250 fine MCCA forgave when the owner wrongfully reported that her tenant moved, is reinstated.

Motion: Due to the Board's findings, we move to take legal action against ST 57 and use every tool provided within our Restrictive Covenants to resolve the issue. **Motion by:** Kristi Zevenbergen, **Second by:** Judy Cromwell, **Passed** Unanimously.

Open Meeting Adjourned: 6:07 pm

Respectfully submitted by,
Becky Edy, Board Secretary