



COMMUNITY ASSOCIATION

Mill Creek Community Association

Board of Directors Meeting

Wednesday, September 20, 2023

4:00 PM Online/Boardroom

Minutes

President – Jay Hiester

Secretary – Becky Edy

Director – Terry Gemmill

Director – Angela Darby

Board Candidates – Jill Cheeseman, Earl Bardin, Evert Pretorius

Vice-President – Sid Siegel

Treasurer – Kristi Zevenbergen

Director – Judy Cromwell

Association Director – Hilary Bublitz

Board of Directors Meeting Call to Order:

4:00 pm

Member Input None

Approval of Prior Minutes

- **Motion: Approve the August 23, 2023 minutes: Motion by:** Judy, **Second by:** Sid, **Passed:** Unanimously.

Treasurer's Report

- **Motion: Approve the Treasurer's Report dated August 31, 2023: Motion by:** Sid, **Second by:** Judy, **Passed:** Unanimously.

- Review of Audit

Motion: Accept the annual audit from Newman Certified Public Accountant. Motion by: Angela, **Second by:** Kristi, **Passed:** Unanimously.

Association Director's Report

- **Motion: Pay \$11,500.00 from the MCCA Operating account for Newman Certified Public Accountant, PC for annual audit (audit approved at May board meeting without the amount). Motion by:** Kristi **Second by:** Judy, **Passed:** Unanimously.
- **Motion: Pay \$5,470.00 from Operating fund for United Recycling & Organics for playground play chips blown in August (received invoice after August BoD meeting). Motion by:** Sid, **Second by:** Kristi, **Passed:** Unanimously.
- Covenant Committee request
Motion: Approve Elizabeth Hayes (SR), Stephen Donner (WI), Heather Coon (RC) for the Covenant Committee. Motion by: Becky, **Second by:** Angela, **Passed:** Unanimously.

Old Business

- ST 96 - The board directed Hilary to send a second letter.

New Business

- VM 154
The board approves of the MIL suite addition concept. Hilary will write a letter to the homeowners that includes guidelines.
- Board meeting times for 2023/24 Board will be discussed at the 9/28/23 @ 10 am meeting.
- Annual Meeting: Hilary discussed the presentation overview & schedule for practice sessions.

Adjourn & Enter Executive Session

Motion: Adjourn the regular meeting and enter into Executive Session. Motion by: Sid, **Second by:** Kristi, **Passed:** Unanimously.

Executive Session

- Legal update
 - Collections
 - ST 57
- Employee matters

Adjourn Executive Session

Motion: Adjourn the Executive Session and enter the regular meeting. Motion by: Sid, **Second by:** Judy, **Passed:** Unanimously.

ST 57

Motion: Initiate a law suit to bring ST 57 to arbitration. Motion by: Sid, **Second by:** Judy. **Passed:** Unanimously.

Motion to adjourn:

Motion by: Kristi, **Second by:** Judy, **Passed:** Unanimously.

5:27 pm

Next BoD Meeting: Wednesday, October 18th at 4 pm.