



## Mill Creek Community Association Board of Directors Meeting

Thursday, February 20, 2025

4:00 PM Online/Boardroom

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### Minutes

**President** – Sid Siegel

**Secretary** – Jill Cheeseman

**Director** – Dawn Rosenthal

**Director** – Evert Pretorius

**Vice-President** – Earl Bardin

**Treasurer** – Kristi Zevenbergen

**Director** – Mel Silver

**Association Director** – Hilary Bublitz

### Board of Directors Meeting Call to Order:

4:01

**Member Input:** None

### Consent Agenda

- Approval of January Minutes
- Approval to transfer \$3,266.58 from Reserves to Operating for the purchase of six tables for the MCCA boardroom and one office desk.

#### **Motion: Approval of Consent Agenda**

**Motion by:** Kristi    **Second by:** Mel    **Passed:** Unanimously

### Treasurer's Report & Approval

**Motion:** Approval of **Treasurer's Report dated January 31, 2025**

**Motion by:** Jill    **Second by:** Mel    **Passed:** Unanimously

### Association Director's Report

- Hilary discussed the residents' responses to the new format of the MillStream, the possibility of new software to replace existing software that tracks the covenant process and accounting, getting input from residents regarding the repainting of address numbers on curbs, the number of whole house checks being conducted by Security and the addition of the document MCCA Dates Looking Forward to the Board packet.
- The I&E Committee requests the board approve George Vernon (DF) as a member.

#### **Motion: To approve George Vernon as a member of the I&E Committee**

**Motion by:** Mel    **Second by:** Dawn    **Passed:** Unanimously

### Old Business

- Chatham West entry light update: MCCA is waiting on bids.
- Budget 2025/2026 draft: The Board discussed the draft budget for 2025/2026. There will be a Budget Q&A for residents on April 17 at 6 p.m.

### New Business

- Communications Plan: Discussion regarding a new mission statement for MCCA, with input from the Board and residents.
- Covenant Process Pain Points: The weaknesses of the current software was discussed.
- Rules & Regulations: Updates were reviewed, and the updated Rules & Regulations will be mailed out with the Board elections information.
- Nature Preserve LRR: Hilary will discuss questions presented by the Board with the attorney.
- EV wall replacement and LA brick wall repairs: Repairs will be made to the LA wall. The EV wall replacement will be further studied.

- Reserve project list 2025/2026: The board discussed upcoming reserve projects.
- City request for Flock Safety pole location  
**Motion: To grant the City's request to install a Flock Safety pole on MCCA property.**  
**Motion by:** Mel      **Second by:** Kristi      **Passed:** Unanimously

**Adjourn**

**Motion: To adjourn.**

**Motion by:** Mel      **Second by:** Evert      **Passed:** Unanimously

**Meeting Adjourned**

**5:40 p.m.**

Respectfully submitted,  
Jill Cheeseman, Secretary

**Next BoD Meeting:**

Thursday, March 20 @ 4 pm