



COMMUNITY ASSOCIATION

## Mill Creek Community Association Board of Directors Meeting

Thursday, April 17, 2025

4:00 PM Online/Boardroom

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### Minutes

**President** – Sid Siegel

**Secretary** – Jill Cheeseman

**Director** – Dawn Rosenthal (Absent)

**Director** – Evert Pretorius

**City Manager** – Martin Yamamoto

**Vice-President** – Earl Bardin

**Treasurer** – Kristi Zevenbergen

**Director** – Mel Silver

**Association Director** – Hilary Bublitz

#### Board of Directors Meeting Call to Order:

4:02 p.m.

**City Manager:** Martin Yamamoto discussed an upcoming citywide sidewalk analysis of trip hazards and problems with tree roots; upcoming tree trimming; better enforcement of residents illegally parking in front of driveways and working on vehicles in driveways; ongoing issues with the slurry seal applied in 2024, with no plans for additional slurry seal occurring in 2025; the scope of development for South Town Center; the hiring by the city of an annexation analyst; creating a community engagement program; and continuing capital improvement projects, to include the possibility of improving technology for employees in the field.

**Member Input:** None.

#### Approval of March Minutes

**Motion:** Approval of March Minutes with correction to include vote on WO 191 rental.

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

**Motion:** Approval of WO 191 rental exemption.

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

#### Treasurer's Report & Approval

**Motion:** Approval of Treasurer's Report July 2024 through March 2025

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

#### Association Director's Report

Hilary discussed updating staff computers, the completion of seasonal hires for the Maintenance Team and a new hire as a Security fill-in driver. Hilary and Craig will attend the WSCAI Annual Conference April 24 and 25 where Craig will give a presentation on playground safety and how to set up a playground inspection program and Hilary will give a legislative update for 2025.

**Old Business:** None

#### New Business

- Bid for painting the exterior trim of the MCCA office.

**Motion:** Accept the bid and pay up to \$2,000 from Reserve funds to Performance Painting for painting the exterior trim of the MCCA office.

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

- Huckleberry Playground bids

MCCA will continue to study and research playground options. The June MillStream will ask for MCCA volunteers to serve on an ad hoc committee lead by Board Members Earl and Mel to

receive community feedback and generate ideas from the community on the future of MCCA playgrounds.

- **HOA & Accounting Software**

After research by the MCCA staff and demonstrations by software vendors attended by MCCA staff and board members, Enumerate and SmartWebs are the two contenders. The board requested MCCA staff decide what works best for them. Hilary will let the board know in May what the staff decided.

- **Security Check Requests – Policy Update**

Hilary will work with Lois to update the whole house check policy. The new policy will be announced in the June MillStream.

**Adjourn & Enter Executive Session**

**Motion: To adjourn and enter executive session.**

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

**Executive Session**

- Attorney Memo (WCA)
- Fine Forgiveness Request

**Adjourn Executive Session**

**Motion: To adjourn Executive Session and enter Regular Session.**

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

**Regular Session**

**Motion: To deny request for fine forgiveness by JU 26.**

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

**Adjournment**

**Motion: To adjourn.**

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

**Meeting Adjourned**

6 p.m.

**Important Dates:**

Board of Directors Meeting - Thursday, May 15 @ 4 p.m.

Citywide HOA Meeting, Mill Creek Country Club - Thursday, May 22 @ 6:30 p.m.

MCCA Scavenger Hunt, Chopper Park - Saturday, June 7

Respectfully submitted,

Jill Cheeseman, Secretary