



Mill Creek Community Association Board of Directors Meeting

Thursday, June 19, 2025
4:00 PM Online/Boardroom

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 pm

Member Input: None.

Approval of Minutes

Motion: Approval of May 2025 minutes.

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

Treasurer's Report

Motion: Approval of Treasurer's Report dated May 31, 2025.

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

Association Director's Report

Hilary discussed the increase in ad revenue; the positive feedback received on the legislative meeting held May 22, including other HOAs contacting her with questions; an Info Hour on driveways to be presented by Tenhulzen, date TBD; the status of dues payments; the information presented in the MillStream regarding the rules and regulations on dues payments; the Mill Creek police doing an unannounced proactive vagrant sweep in the Nature Preserve; increased graffiti within MCCA; and concerns surrounding e-bikes and motor bikes. Hilary discussed the proposed three new Covenant Committee members, bringing the committee total to eight.

Motion: To approve Cynthia Harmon, Michael Scherping, and Angie Karr as new Covenant Committee members.

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

Old Business

- Smartwebs licensing agreement

Motion: To approve Smartwebs licensing agreement.

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

- Playground Committee Charter

Motion: To form the Playground Committee and adopt the Playground Committee Charter.

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

- Summer projects update

- CH W entry lighting: Hilary to meet with residents early July. Start date July 14.

- Wildflower Park Stormwater Pond: Start date July 14.

New Business

- Nominating Committee
President Sid Siegel appointed Dawn Rosenthal chair of the nominating committee.
- Community Matters
 - RC 5 Vehicle tabs issue: Hilary will continue discussions with RC 5.
 - WCA Shed application

Motion: To approve the shed application.

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

- Dead Hemlock in common area by Cherry Retention Pond. Hilary let the board know removal is scheduled for July.
- SR 21 Common area landscape application.

Motion: To approve landscape application, planting arbor vitae within 2 ft of fence and 4 feet apart.

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

- ST 52 Payment plan request

Motion: To approve payment plan of \$200/month for July, August and September and final payment of \$136 by October 15, without being fined, and a \$10 admin fee.

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

- SWR 27 sinkhole, Hilary notified the Board that we are still waiting for the city to share their plans and request the easement through the Holly wetlands.
- WP 25 Fine Forgiveness

Motion: To forgive the fine for WP 25.

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

- WP 34 Fine Forgiveness

Motion: To forgive the fine October 31 if no further issues for WP 34

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

Suspend Regular Session and Enter Executive Session

Motion: To suspend regular session and enter executive session.

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

Executive Session

- ST 57 Update
- Employee annual review discussions

Adjourn Executive Session and Re-Enter Regular Session

Motion: To adjourn executive session and re-enter regular session.

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

Regular Session

Motion: To process the annual rate increases as recommended by the Association Director

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

Adjourn

Motion: To adjourn

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

Meeting Adjourned

6:12 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

June 23, 27, 30 – HB vacation

June 23-27 – Beautiful Yard Awards

July 17 - MCCA BoD meeting @ 4 pm

July 21-25 – Annual audit

August 12 - Disaster Preparedness Class @ 2 pm