



Mill Creek Community Association Board of Directors Meeting

Thursday, July 17, 2025

4:00 PM Online/Boardroom

MINUTES

President – Sid Siegel (Online)
Secretary – Jill Cheeseman
Director – Dawn Rosenthal (Absent)
Director – Evert Pretorius
City Manager – Martin Yamamoto
Residents

Vice-President – Earl Bardin (Absent)
Treasurer – Kristi Zevenbergen
Director – Mel Silver (Presiding)
Association Director – Hilary Bubnitz
Director of Public Works - Mike Todd

Call to Order

4:02 p.m.

City Manager Report

Rework of slurry seal put down last fall was discussed. The city is satisfied with the application. It was swept the next morning. Another sweep will be done in a month, and MCCA will be notified of the date. Before the slurry rework a handout was delivered to the MCCA residents affected.

Martin stated that the decision for slurry seal was made due to financial constraints, the number of potential projects, and the need to increase the longevity of streets. The slurry seal is expected to be effective for up to 10 years, with experts suggesting a lifespan of 7 years. Any alternative would cost up to 10 times more.

The replacement of raised pavement markers (RPMs) with painted white lines in Spring Tree and Cottonwood was discussed. Between the white lines and the curb is a No Parking symbol. This is something the city is trying in place of the RPMs.

Member Input

- SWR 26 and SWR 27

The city, residents, and associates of the residents of SWR 26 and SWR 27 discussed the scheduled summer 2026 city storm vault project. The city will fill the current sink hole with pea gravel and place sod on top until the project begins. The city will improve the communication with SWR 27, to include a monthly in-person site visit.

(Martin Yamamoto and Mike Todd left the meeting at 4:43 p.m.)

Request for Hearing

- EV 76 Rental Restrictions

Presentation by the owners of EV 76 and their real estate agent.

Approval of Minutes

Motion: Approval of June Minutes with the date of July 15 corrected to July 14 for the Wildflower stormwater pond project.

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

Treasurer's Report

Motion: Approval of Treasurer's Report Dated June 30, 2025

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

Motion: To use \$7,385.06 from Reserve fund for the 2024/2025 mail hutch project.

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

Association Director's Report

Hilary stated the Notice of Delinquency notices went out this week and updated the Board on the progress of the Playground Committee, which will meet again in September.

Old Business

- Summer projects update
 - CH W light: Work completed so far has passed inspection. MCCA is waiting for the electrician to run the wires. PUD will then hook up to their box.

- Wildflower Park Stormwater Pond extra items needed. (All items below are before tax.)
 - Six 3-man rock to replace fence leading to Mays Pond neighborhood \$650
 - Quarry spall for pond \$1,120
 - Trash rack for pond outflow \$760

Motion: To approve extra items needed for Wildflower Park Stormwater Pond.

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

New Business

- City Report on Holly Pond

Hilary and Craig will be meeting with the city to develop a timeline for the project, with summer 2026 as the proposed start date for the removal of the large woody debris.

- Accounting Smartwebs Transition Contract

Hilary discussed changes suggested by Condo Law Group to the Agave Strategic Partners consulting agreement.

Motion: To accept the Agave Strategic Partners Consulting Agreement

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

- Alliance Bank

Motion: To move the MCCA Reserve fund to Alliance Bank

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

- Park Signage

Discussion regarding updating park signage to include “no fires” and “no swimming” where appropriate. Hilary to work on this in the fall/winter.

Suspend Regular Session and Enter Executive Session

Motion: To Suspend Regular Session and Enter Executive Session

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

Executive Session:

SWR 26 and 27

EV 76

Adjourn Executive Session

Motion to Adjourn Executive Session and Re-enter Regular Session

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

Regular Session

Motion: To impose fine of \$100/week up to 52 weeks for EV 76.

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

Adjournment

Motion: To adjourn regular session.

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

Meeting Adjourned

6:04 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

July 26 @ 10 - 12 p.m.	Nature Walk (Chopper Park parking lot)
August 12 @ 2 p.m.	Disaster Preparedness (MCCA Board Room)
August 15 @ 1 - 3 p.m.	Popsicles at Chopper Park
August 21 @ 4 p.m.	MCCA Board Meeting (MCCA Board Room)
September 18 @ 4 p.m.	MCCA Board Meeting (MCCA Board Room)
September 24 @ 7 p.m.	Annual Meeting (Online)
September 25/26	Arborist Days
October 4	MCCA Garage Sale
November 6 @ 5 p.m.	Community Hours (MCCC)