



Mill Creek Community Association Board of Directors Meeting

Thursday, September 18, 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

Call to Order

4 p.m.

Member Input: None

Approval of Minutes

Motion: To approve the August minutes.

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

Treasurer's Report and Approval

Motion: To approve the Treasurer's report dated August 31, 2025

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

Association Director's Report

Hilary discussed the draft audit, issues at Sweetwater Ranch, the status of Alliance Bank activity, slurry seal versus chip seal on city roads, two dangerous trees at the Red Cedar entrance, discontinuing MCCA services at The Laurels, the difference in the security metrics from last year to this year, police responsiveness in Spring Tree and staffing at Fire Station 76.

Old Business

- Concrete replacement bids

Motion: To approve use of \$27,885.58 from the Reserve fund for bid from Currie

Construction to replace concrete panels on trails in Cottonwood, Huckleberry, Juniper and on the trail between Douglas Fir and Holly.

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

- Purchase of Security car

Motion: To approve use of \$30,932 from the Reserve fund to purchase a 2025 KIA

Sportage AWD Hybrid from Chuck Olson Kia, which includes the \$5,000 trade-in value for the Prius.

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

Motion: To approve use of up to \$300 from the Reserve fund for the MCCA Security decals and the installation by Speedy Signs for the new security car.

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

New Business

- Holly Pond estimates

Motion: To approve use of \$30,547.72 from the Reserve fund for FY 2026/2027 for bid from Currie Construction to remove large woody debris from Holly pond.

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

- Common area dumping by non-MCCA residents
Hilary will continue working on this matter with legal counsel.
- DF 65 Fence Application

Motion: For Dawn to do further investigation and approve or reject fence application for DF 65.

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

- Cogir Late Fee Forgiveness request

Motion: To deny request by Cogir for forgiveness of late fee

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

- Audit draft

Motion: To accept audit draft provided by Newman, Certified Public Accountant, PC, providing there are no material changes.

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

- Annual Meeting
 - What to expect: Ran through slide presentation.
 - Practice session scheduled for September 22 at Monday, 1 p.m., online.

- Adjournment

Motion: To adjourn.

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

Adjournment

5:58 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

- September 24 @ 7 p.m. MCCA Annual Meeting (Online)
- October 4 - MCCA Garage Sale Day
- October 16 @ 4 p.m. MCCA BoD Meeting
- November 6 @ 5 p.m. to 7 p.m. Community Hours @ MCCC
- November 8 @ 9 a.m. to 3 p.m. WM Recycle Right - MC Elementary
- December 5 @ 9 a.m. to 3 p.m. Board Planning Session @ MCCC