



## Mill Creek Community Association Board of Directors Meeting

Thursday, October 16, 2025

4:00 PM Online/Boardroom

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### MINUTES

**President** – Sid Siegel

**Secretary** – Jill Cheeseman

**Director** – Dawn Rosenthal

**Director** – Absent

**Deputy City Manager** – Laurel Brock (via video)

**Vice-President** – Absent

**Treasurer** – Kristi Zevenbergen

**Director** – Mel Silver

**Association Director** – Hilary Bublitz

#### Call to Order

4:10 pm

**Member Input** - None

**Deputy City Manager**

Laurel discussed the upcoming project in Sweetwater Ranch, and an issue with a Spring Tree resident. She gave an update on the Flock camera system and discussed the lessons learned from the slurry seal projects.

#### Approval of Minutes

**Motion: To approve the September minutes.**

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

#### Treasurer's Report

**Motion: To approve the Treasurer's report dated September 30, 2025.**

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

#### Association Director's Report

Hilary discussed a call from the Department of Fish & Wildlife regarding a beaver dam south of the golf course and the renewal of the MCCA HPA permit.

Hilary discussed the large-scale manager conference she attended and a recent security issue within an MCCA sub-association.

#### Old Business

- Software migration update.

Training is ongoing, and SmartWebs will go live November 1. There may be some training for board members after the office staff gets comfortable with the system.

#### New Business

- Board Executive Positions

**Motion: To approve Sid Siegel as President, Earl Bardin as Vice President, Kristi Zevenbergen as Treasurer, and Jill Cheeseman as Secretary.**

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

- WO 178 driveway material request

**Motion: To deny recycled rubber driveway.**

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

Dawn volunteered to do some research on alternative driveway materials.

- Playground committee update

The community input was reviewed by the committee and board. The next step is to determine if the membership would like to increase the budget to improve playgrounds. This will be handled in the annual survey.

- 2025 Annual survey draft

The board gave Hilary their edits. A second draft will be distributed before the survey is sent out.

- 2026 Legislative Session expectations

Hilary stated that there is a new lobbyist for the LAC and discussed the issues expected for the next Legislative Session. Hilary will send out the link for board members to renew their signup for the Monday Minute when it is available.

Hilary continues to try to set a meeting with April Berg.

- Collections actions

Hilary will call RC2, EV 28 and LA 5.

**Motion: To place liens on HE 124, JU 11, ST 40, VM 42, SR 1 for past due assessments per RCW 64.38.100.**

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

**Motion: To send FW 41 and ST 57 files to the attorney for collections activity, including foreclosure for past due assessments greater than \$2,122 per RCW 64.38.100.**

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

#### **Adjourn and Enter Executive Session**

**Motion: To adjourn the Regular session and enter Executive session**

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

#### **Executive Session**

- Attorney memos discussed.

#### **Adjournment**

**Motion: To adjourn the Executive session and Regular session.**

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

#### **Adjourned**

**6 p.m.**

Respectfully submitted,

Jill Cheeseman, Secretary

#### **Important Dates:**

- October 16, MCCA BoD Meeting, 4 pm.
- November 6, Community Hours @ MCCC, 5-7 pm.
- December 5, Board Planning Session @ MCCC, 9 am to 3 pm.