



Mill Creek Community Association Board of Directors Meeting

Thursday, November 20, 2025

4:00 PM Online/Boardroom

Minutes

President – Sid Siegel

Secretary – Jill Cheeseman

Director – Dawn Rosenthal

Director – Evert Pretorius

Vice-President – Earl Bardin (Excused 5:30)

Treasurer – Kristi Zevenbergen

Director – Mel Silver

Association Director – Hilary Bublitz

Call to Order

3:56 pm

Member Input - None

Approval of Minutes

Motion: To approve October Minutes.

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

Treasurer's Report

Motion: To approve Treasurer's Report dated October 31, 2025.

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

Association Director's Report

Hilary discussed the transition to Smartwebs, the success of Community Hours and vagrant sweeps in the Nature Preserve.

Old Business

- Currie Construction – Sidewalk replacements at CO, HU, HO, and JU are complete. Project came in under budget.

New Business

- Driveway replacement options - Dawn is continuing her research and will put together a report for the January meeting.
- Banking Discussion - Evert discussed the fiduciary duty of MCCA, how to make sure our banking practices are secure and FDIC coverage.
- MCCA Office Holiday hours - The Board agrees to close the office on December 26, and staff will use vacation hours.
- Fine/Late Fee Forgiveness Requests
 - FW 54
Motion: FW 54 request for fine forgiveness denied.
Motion by: Kristi **Second by:** Mel **Passed:** Unanimously
 - SWR 35
Motion: SWR 35 request for fine forgiveness denied.
Motion by: Earl **Second by:** Mel **Passed:** Unanimously
 - VM 42
Motion: VM 42 request for late fee forgiveness denied.
Motion by: Mel **Second by:** Dawn **Passed:** Unanimously

Adjourn Regular Session and Enter Executive Session

Motion: To adjourn regular session and enter executive session.

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

Executive Session

- Contract Payment Processor for Smartwebs
- Contract Agave Solutions
- Covenant Issue WP 47
- Attorney Memos
- Employee Compensation

Adjourn Executive Session and Enter Regular Session

Motion: To adjourn executive session and enter regular session.

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

Motion: To accept the contract with Zego as payment processor for Smartwebs.

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

Adjournment

Motion: To adjourn

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

Adjourned

6 p.m.

Important Dates:

- November 27 & 28: MCCA Office closed for Thanksgiving
- November 30: Annual Survey closes
- December 5: Board Planning Session @ MCCC, 9 am to 3 pm.
- December 26: MCCA Office closed.