



COMMUNITY ASSOCIATION

Mill Creek Community Association Board of Directors Meeting

Thursday, February 19, 2026
4:00 PM Online/Boardroom

Minutes

President – Sid Siegel
Secretary – Jill Cheeseman
Director – Dawn Rosenthal
Director – Evert Pretorius
City Manager – Martin Yamamoto

Vice-President – Earl Bardin
Treasurer – Kristi Zevenbergen (Absent)
Director – Mel Silver
Association Director – Hilary Bublitz
Compliance Coordinator - Haley Santee

Call to Order

4:00 pm

Member Input - None.

City Projects

- Holly Pond - Martin discussed the ongoing talks between MCCA, the City and DFW.
- SWR Stormwater Project - Martin discussed steps the City is taking regarding this project, and Hilary reiterated the documentation MCCA would need from the City for the project to go forward.

Martin further discussed the master planning of South Town Center, master planning for the DRCC property, four areas the City is studying for possible annexation in the future, a pause in the Trillium Boulevard repaving project until 2027 while more studies are being done, replacement of tables and benches in City parks, a water fountain for Mill Creek Sports Park, upcoming improvements to the Veterans Monument, upgraded lighting along Bothell Everett Highway to LEDs, vegetation cleanup along Bothell Everett Highway, and the changes to the City Council: Mayor Stephanie Vignal, Mayor Pro Tim Melissa Duque. (City Manager Martin Yamamoto excused.)

Approval of Minutes

Motion: To approve January minutes.

Motion by: Mel Second by: Dawn Passed: Unanimously

Treasurer's Report

Motion: To approve January financial package.

Motion by: Mel Second by: Evert Passed: Unanimously

Association Director's Report

Hilary discussed the latest Playground Committee meeting, the new part-time hire for bookkeeping and Maintenance Team work in the area of the cell tower.

Old Business

- SWR 10 Project Appeal
Motion: To approve SWR 10 project.
Motion by: Mel Second by: Earl Passed: Unanimously
(SWR 10 residents excused.)
- Vision/Mission statements – The Board will give consideration to the suggested Vision/Mission statements until the March 19, 2026, meeting.

New Business

- 2026/2027 Budget Draft - The budget draft was discussed, including the recommended assessment increase and incentivization for safe driving for MCCA employees.

- Covenant Committee – Dawn Rosenthal will step down from her position with the Covenant Committee, and Mel Silver will replace her.
- Suspend Regular Session and Enter Executive Session
Motion: To suspend Regular Session and enter Executive Session.
Motion by: Mel Second by: Evert Passed: Unanimously
(Compliance Coordinator Hayley Santee excused.)

Executive Session

- Attorney Collections Update

Adjourn Executive Session and Re-enter Regular Session

Motion: To adjourn Executive Session and enter Regular Session.

Motion by: Mel Second by: Dawn Passed: Unanimously

- Board decision on Attorney recommendations

Motion: To approve CLG splitting the ST 57 ledger into a fines ledger and an assessment ledger and proceed with foreclosure.

Motion by: Dawn Second by: Mel Passed: Unanimously

Adjourned

5:37 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

Feb 25 – HB out of office @ Olympia Day

Mar 2 – ACC Meeting, 4 pm

Mar 3 – I&E Meeting, 4 pm @ HU pathway

Mar 10 – Covenant Committee Meeting, 4 pm

Mar 18 – City Chat @ Frost Donuts, 9 am

Mar 19 – MCCA BoD Meeting, 4 pm