



COMMUNITY ASSOCIATION

Mill Creek Community Association Board of Directors Meeting

Thursday, January 15, 2026
4:00 PM Online/Boardroom

Minutes

President – Sid Siegel (online)
Secretary – Jill Cheeseman
Director – Dawn Rosenthal
Director – Evert Pretorius
Resident - (online)

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 December Minutes with correction of “Side” to “Sid” under Committee Chair Reports, I & E.

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

Treasurer’s Report

Motion: To approve December 2025 Treasurer’s Report.

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

Association Director’s Report

Hilary discussed ongoing interviews for a part-time Compliance Coordinator; continuing inspection of mailbox hutches; Smartwebs training done with the ACC and Covenant Committees; accounting functions of Smartwebs; City discussions regarding Trillium Boulevard resurfacing, including the impacts on Belvedere Place and Trillium Court Condos; playground inspections by the Maintenance Team and the upcoming Playground Committee meeting; and House Bill 2118.

Old Business

- Unapproved Project SWR 10 update
 - Hilary shared the ACC’s decision to reject the application for the raised patio in the cutting preserve submitted by the resident after the project was completed.

New Business

- Reserve Study 2026/2027

Motion: To accept the reserve study as presented.

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

- Asphalt Bids

Three companies were invited to bid, two bids were received.

Motion: To approve the use of Reserve Funds, after July 1, 2026, to pay up to \$80,000 to Central Paving upon completion for the removal and replacement of the Copper Tree pathway and the maintenance shop lot.

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

- Commercial Insurance Renewal

Motion: To approve the use of \$132,669.38 from Operating Funds to pay for the insurance renewal, which goes into effect February 1, 2026 through January 31, 2027.

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

Suspend Regular Session and Enter Executive Session

Motion: To suspend regular session and enter executive session.

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

Executive Session

- Attorney Collections Update

Adjourn Executive Session and Re-enter Regular Session

Motion: To adjourn executive session and re-enter regular session.

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

- Board decision on Attorney recommendations

Motion: To authorize CLG to pursue foreclosure as recommended by the attorney on FW 41.

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

Motion: To authorize CLG to pursue a foreclosure lawsuit with declaratory judgment language on ST 57.

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

With no further business to discuss, the meeting was adjourned by President, Sid Siegel.

Adjournment: 5:13 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

January 31: Nature Walk at Chopper Park 10 a.m.

February 19: MCCA Board Meeting 4 p.m.

April 18: NWC Earth Day 10 a.m. - 12 p.m.