



Mill Creek Community Association
Board of Directors Meeting
Thursday, May 21, 2026
4:00 PM Online/Boardroom

Vision: A community committed to excellence where residents are welcomed, connected, supported, and proud to call MCCA home.

Mission: Preserve property values; Prioritize communication; Protect our natural environment; Serve residents with excellence.

Minutes

President – Sid Siegel

Secretary – Jill Cheeseman

Director – Dawn Rosenthal

Director – Evert Pretorius

Compliance Coordinator – Haley Santee

Vice-President – Earl Bardin

Treasurer – Kristi Zevenbergen

Director – Mel Silver

Association Director – Hilary Bublitz

Call to Order

4:02 p.m.

Member Input - None

Approval of Minutes

Motion: To approve the April 16 and April 23 minutes.

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

Treasurer's Report

Motion: To approve the April financial reports.

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

Association Director's Report

Hilary discussed the Playground Committee, the MCCA Info Hours and the ongoing car prowls within MCCA.

Old Business

- SWR City Stormwater Project Easement Update.
MCCA is waiting for the updated easement request from the city. The city has posted information for the project on its website and will provide laminated flyers for MCCA to post.

New Business

- 2026/2027 Budget
Motion: To formally adopt the 2026/2027 Budget, ratified by the Members at the 2026 Budget Meeting on April 23, 2026.

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

- North Park (VM) encroachment
The Board directed Hilary to obtain a survey for North Park.
- CO 22/23 garage addition

The Board noted that the building has electricity but no plumbing, so it is not suitable for living quarters. The Board wants to ensure there is T1-11 siding on all sides of the building, the roofing matches the house, and the building is landscaped so it blends into the neighborhood. Board Member Kristi Zevenbergen volunteered to contact the homeowner and finalize approval for this application.

- Covenant Direction

The Board has reviewed several roofing and driveway issues raised by Covenant Committee members and will provide clear direction on how to address them. The Board discussed how

to address repair and replacement issues for roofs and driveways so that MCCA is reasonable and consistent. Dawn Rosenthal volunteered to assist MCCA Staff in defining this process.

Motion: To direct the Covenant Committee to focus on landscaping and general maintenance issues going forward.

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

- Agave Consulting contract

Motion: To accept the contract with Agave Strategic Partners.

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

- Legal services

Motion: To authorize Hilary and Board Member Mel Silver to investigate and engage additional legal services for MCCA.

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

- Board members with terms expiring September 2026:

Board Members Sid Siegel, Kristi Zevenbergen, Dawn Rosenthal, and Mel Silver will run for re-election. Hilary will send them the Board Member Interest Forms, and the June MillStream will include a call for candidates.

Adjournment of Regular Session

Motion: To adjourn the Regular Session and enter into Executive Session.

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

Executive Session

- Collections Updates
- Personnel Matter

Adjournment

Motion: To adjourn

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

Adjournment

6 p.m.

Important Dates:

May 26 – Annual billing sent out

June 6 – Scavenger Hunt to celebrate National Trails Day

June 8-12 – HB out

June 18 – MCCA BoD Meeting, 4 pm