Mill Creek Community Association
Board of Directors Meeting

Thursday, June 18, 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 (Online)
Vice-President – Earl Bardin
Secretary – Jill Cheeseman
Treasurer – Kristi Zevenbergen
Director – Dawn Rosenthal (Absent)
Director – Mel Silver
Director – Evert Pretorius
Association Director – Hilary Bublitz

Call to Order 4:03 p.m.
Member Input - None
Approval of Minutes

Motion: To approve the May 2026 Minutes.
Motion by: Kristi **Second by:** Evert **Passed:** Unanimously

Treasurer's Report

Motion: To approve the May financial reports.
Motion by: Mel **Second by:** Jill **Passed:** Unanimously

Association Director's Report

Hilary discussed getting ready for the upcoming audit , contacting MCCC regarding golf balls entering MCCA property, Smartwebs templates update for next year's assessment, the Heatherstone Park project, and CDARS.

Motion: To deposit $700,000 in Operating Funds into a 6-month jumbo CDAR.
Motion by: Kristi **Second by:** Mel **Passed:** Unanimously

Old Business

- SWR City Stormwater Project easement update

Hilary will meet with the city and affected homeowners to do a walk-through of the Holly Pond area on June 24 at 2 p.m. Affected homeowners are invited to the MCCA boardroom on June 26 at 12 noon to meet with the city and sign the construction easement agreement.

Motion: Kristi to sign the construction easement agreement with the city on behalf of MCCA.
Motion by: Mel **Second by:** Evert **Passed:** Unanimously

- Legal services update

An agreement was signed with Peryea Silver Taylor for the handling of new legal matters.

- CO 22/23 garage addition update.

After meeting with the homeowner, the garage addition was approved.

- North Park (VM) survey results and next steps

New Business

- HU 24 fence application

Motion: To reject the request of HU 24 to install fencing in the MCCA common area, but to approve installing fencing on their property line.
Motion by: Mel **Second by:** Evert **Passed:** Unanimously

- VM 17 temporary fencing request for whole house remodel

Motion: To reject the request of VM 17 for temporary chain link fencing during the whole house remodel.

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

- SR 3 van exemption request

Motion: To reject the request for exemption.

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

- The Ardent – banner and flag request

Motion: To reject the banner and flag request by The Ardent since it does not meet MCCA sign rules and regulations.

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

- Nominating Committee appointment

Appointment by the Board President for Evert Pretorius to be the chair of the Nominating Committee.

Adjourn Regular Session and enter Executive session

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

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

Executive Session

- Collections Updates
- Employee Annual Review Discussions

Adjourn Executive Session and Re-enter Regular Session

Motion: To adjourn the Executive Session and Re-enter Regular Session.

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

Regular Session

Motion: To proceed with a Sheriff's Sale for ST 57.

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

Motion: To accept the MCCA Wage Proposal 2026/2027.

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

Adjourned 5:45 p.m.

Respectfully submitted,
Jill Cheeseman, Secretary

Important Dates:

June 30 – Board Bio updates due to Hilary. Last day of fiscal year.
July 3 – MCCA office closed.
July 1-7 – Paving project: Copper Tree trail and Maintenance area.
August 16 – MCCA BoD Meeting @ 4 p.m.