



Mill Creek Community Association Board of Directors Meeting

Thursday, July 16, 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

Deputy City Manager – Laurel Brock

Vice-President – Earl Bardin

Treasurer – Kristi Zevenbergen

Director – Mel Silver

Association Director – Hilary Bublitz

Public Works Director – Keegan Pocinwong

Call to Order

4:01 p.m.

Member Input - DF 25

City Update

Discussed SWR overlay project, community outreach for Trillium Boulevard design, creating a SOP for community outreach, continued city sidewalks shaving and upcoming panel replacements, city catch basin project, RCC design, South Town Center design plan and annexation possibilities.

Approval of Minutes

Motion: To approve June 2026 Minutes.

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

Treasurer's Report

Motion: To approve the June 2026 financial reports.

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

Motion: To transfer \$238,960 from the operating account to the reserve account per the ratified budget.

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

Association Director's Report

Hilary discussed the completion of the paving for the shop/maintenance area and Copper Tree trail and stated Notices of Delinquency were sent out on July 14.

Motion: To pay Central Paving \$79,635.43 from the reserve account for the paving work on the maintenance yard and trail.

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

Old Business

- North Park (VM) survey letters

Motion: To work with a board member to finalize the survey letters and send them out.

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

- Huckleberry Park – Playground committee recommendation

Motion: To proceed with the HU playground removal and get an updated bid from Currie Construction for that work.

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

Motion: To install one swinging bench, five boulders, a meandering trail, and replace the trash receptacle and mutt mitt station in Huckleberry Park.

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

New Business

- Lawn tractor replacement

Motion: To pay \$8,524.31 from the Reserve Fund to purchase an X570 Lawn tractor from John Deere.

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

- Maintenance truck replacement

Motion: To spend up to \$25,000.00 from the Reserve Fund to purchase a maintenance truck.

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

- Requests for fine forgiveness

- HE 113 – Landscaping maintenance

Motion: To deny HE 113 request for fine forgiveness.

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

- HE 114 – Landscaping maintenance

Motion: To deny HE 114 request for fine forgiveness.

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

- Requests for covenant exceptions

- DF 25 - Fencing

Motion: To approve Section 1 and Section 2 of the fence and reject Section 3 and Section 4 of the fence.

Motion by: Kristi **Second by:** Mel **Passed:** 6 - 1

Votes for: Sid, Earl, Kristi, Jill, Dawn, Mel

Votes against: Evert

- EV 135 – Rental restrictions

Motion: To deny the rental exception request on EV 135.

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

- Risk mitigation – sidewalk trip hazards
- Nominating Committee report and discussion

Adjourn and enter Executive session.

Motion: To adjourn the regular session and enter Executive Session.

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

Executive Session

- Attorney Memo – Board Candidate Requirements
- Employee update
- Collections updates

Regular Session

Motion: To re-enter Regular session.

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

Adjournment

6:03 p.m.

Important Dates:

August 20 – MCCA BoD Meeting, 4 pm