



Mill Creek Community Association
Board of Directors Meeting
Thursday, August 20, 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 (Joined online at 4:36 p.m.) **Vice-President** – Earl Bardin (Presiding)
Secretary – Jill Cheeseman **Treasurer** – Kristi Zevenbergen (Absent)
Director – Dawn Rosenthal **Director** – Mel Silver
Director – Evert Pretorius **Association Director** – Hilary Bublitz

Call to Order

3:59 p.m.

Member Input - HU 24, AS 28

City Update

Hilary discussed SWR/HO stormwater main replacement progress.

Approval of Minutes

Motion: To approve July 2026 Minutes.

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

Treasurer's Report

Motion: To approve the July financial reports.

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

Association Director's Report

- Hilary discussed the Reserve CDARS x4227 matures on 9/3/2026. The current rate for a 6-month jumbo CDARS is 3.65% which is the best yield available at WAB.

Motion: To re-invest the full amount of CDARS x4227 when it matures on 9/3/2026 in a 6-month jumbo CDARS.

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

- Hilary suggested the board consider a Magnolia pocket park refresh.
- The Board discussed the ACC monthly report, with the suggestion that it be reported in the MillStream.

(President Sid Siegel joined online at 4:36 p.m.)

- The Covenant Committee requests the board approve Kristin Stanley as the newest Covenant Committee member.

Motion: To approve Kristin Stanley as a member of the MCCA Covenant Committee.

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

- New computer for HB.

Motion: To approve the use of Reserve Funds in the amount of \$1,215.49 payable to Methodworks for the purchase of a new computer for HB.

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

Old Business

- Huckleberry Park – Final bid for playground equipment removal and installation of boulders and concrete pad for swinging bench.

Motion: To pay Currie Construction \$27,556.82 from the Reserve Funds for the Huckleberry playground equipment removal and installation of boulders and concrete pad.

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

- Trillium Boulevard update

Hilary discussed that Sid met with the City, and the project is on hold.

New Business

- Trail repairs
 - Regarding trail repairs needed in Sun Rose, DF, EV and CO, a question for MCCA residents will be included in the annual survey regarding asphalt versus concrete for trail repairs.
- Requests for covenant exemptions
 - Fencing HU 24 and DF 25
Motion: To deny HU 24 request for fence exemption.
Motion by: Mel **Second by:** Dawn **Passed:** Unanimously
Motion: To deny DF 25 side fences request.
Motion by: Mel **Second by:** Dawn
Votes for: Sid, Earl, Jill, Dawn, Mel
Votes against: Evert
- Unapproved Projects - Updates
 - Driveway FW 61
Motion: To not approve the material presented by the Homeowner.
Motion by: Mel **Second by:** Evert **Passed:** Unanimously
 - Roof HO 57.
Motion: To reject the roofing material for HO 57.
Motion by: Dawn **Second by:** Mel **Passed:** Unanimously
- String lights AS 28 and RC 54
Motion: To deny AS 28 and RC 54 requests for string lights exemption.
Motion by: Mel **Second by:** Dawn **Passed:** Unanimously
- Requests for fine consideration
 - HE 112 – Fence violations
Motion: To deny HE 112 request for fine forgiveness.
Motion by: Mel **Second by:** Evert **Passed:** Unanimously
 - EV 135 – Rental restrictions
Motion: To deny EV 135 request for fine reduction.
Motion by: Evert **Second by:** Mel **Passed:** Unanimously

Adjourn and Enter Executive Session

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

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

Executive Session

- Attorney Memo – Fencing
- Collections updates

Adjourn Executive Session and re-enter Regular session.

Motion: To adjourn the Executive session and return to Regular session.

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

Adjourned

6:05 p.m.

Important Dates:

Sept 7 MCCA Office Closed for Labor Day

Sept 8	Covenant Committee Meeting: 4p.m.
Sept 16	City Chat @ Mill Creek Senior Center: 6p.m.
Sept 17	MCCA Board Meeting: 4 p.m.
Sept 19	City of Mill Creek National Cleanup Day: 9 a.m. - 12 p.m.
Sept 24	Annual Meeting & Board of Directors Election
Oct 3	Garage Sale Day
Oct 8/9	Arborist Day
Oct 22	Save the Date: Community Hours