

Blackhawk Homeowners Association Meeting Minutes
August 21, 2014
Blackhawk Park Pavilion, 16 Families were present

Meeting was called to order at 7:00 pm, by President Stacen Gross. Vice President Sheri Koski, Dave Wiegand Treasure, and Secretary Lynn Moser, were present as well as residents as shown on attached sign in sheet.

Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend the meetings.

Treasurer's Report – July 2014

Beginning Balance: **\$17,732.14**

Expenses:

Bill Pay Service Charge (May, Jun)_____	\$12.00
Evan Gross (Labor)_____	\$40.00
Munch Electric_____	\$1424.00
OPPD – Jun_____	\$46.07
Smart Sign (replacement stop sign)_____	\$47.95
1+1 Internet (website hosting)_____	\$14.97
 Subtotal:_____	 \$-1584.99

Credits:

Dues Checks _____ \$336.00

146 homeowners paid in full for 2014

4 homes remain unpaid for 2014:

2503 & 2602 Blackhawk Dr

13505 26th St. Circle

2911 Sheridan Rd

Total: _____ **\$16,483.15**

Treasurer's Report – August 2014

Beginning Balance: **\$16,483.15**

Expenses:

OPPD – Jul_____	\$48.04
Walmart (mulch)_____	\$63.49
Menard's (misc. repairs)_____	\$39.83
Bill Pay – Jul_____	\$6.00
OPPD – Aug_____	\$50.26
Munch Electric (entrance lighting)_____	\$100.00
 Subtotal:_____	 \$-307.62

Credits:

Dues Check_____	\$84.00
Lien Payment_____	\$348.80
Menard's Return_____	\$1.00

148 homeowners paid in full for 2014
2 homes remain unpaid for 2014:
2602 Blackhawk Dr
2911 Sheridan Rd

Total: _____ **\$16,609.33**

Secretary's Report

Meeting minutes from May 15, 2014 were approved, nomination made by Dave Wiegand and second was by Bill Betz.

Welcoming Committee Report

We have some new neighbors moving into Blackhawk, please be courteous and welcome them to the subdivision, let them know about the website and facebook page so they can be included in the information we post. We have new residents at 2704 Blackhawk Dr, 2903 Blackhawk Dr and 2812 Courtney Dr (the renters have left and the owners have moved back in). We also have new neighbors in 2808 and 2811 Courtney Circle! Wow what a busy summer! Welcome to you all!

Architectural Committee Report

Roger Keith reported that we should be reminded that we need to trim trees to at least 8 feet clearance to ensure the safety of all the walkers and children who will be going to school now!!

SID Board Report

Stacen Gross provided reports on the following:

Trash Hauler Contract - The SID Board has approved a new 3 year agreement with Premier Waste Solution which purchased Sterrett's earlier this year. The cost to the SID will be \$13.50 per home with not more than a 4% increase per year. Residents in Bellevue pay \$13.20 for Papillion Sanitation and residents that choose Papillion Sanitation outside the City of Bellevue are charged \$15.95, therefore, the SID Board felt this was an acceptable rate. A list of does and dont's with regards to the new trash hauler **PLEASE NOTE THAT ALL RESIDENTS OF BLACKHAWK SID 147 ARE ENTITLED TO FREE TRASH SERVICE FROM PREMIER WASTE SOLUTIONS, THIS IS PAID BY YOUR SID FROM YOUR PROPERTY TAX.**

Park Tree Maintenance – A couple additional trees were damaged during a storm in late June and are scheduled to be removed, although we are concerned about damage to the trail and an adjacent property owners landscaping and as a result, we may wait until Fall, although the smaller trees and any limbs on the ground will be removed in the next few weeks. Please be patient with us we are working on it for you!!! It was also reported that the landscaping that may impede trucks entering the park is actually overgrowth from a home on the Oakhurst side. The owner is reportedly having some health issues and is not able to maintain the landscaping. This November Stacen Gross is going to contact the NRD to see if we can get some trees replaced back in the park free of charge through a program they have, we missed the deadline last year! Keep our fingers crossed!

Regional Trail Update – The SID Board has formally voted to NOT participate in the Regional Trail Project which required the contribution of \$30,000. This decision was based on the fact that we would receive no improvements for our contribution and that our section of the trail is already complete. The Board had considered requesting that the \$30,00 be spent on the repair of the bridges in Blackhawk Park, but we did not anticipate that this would be acceptable and if it was acceptable, we would then lose control of the work on the bridges which could result in the work not being done to the standards we would want. Unfortunately, this may not stop the plan from moving forward as all other project partners appear to be committed. We will keep our residents updated regarding these issues.

Bridge Repairs – The SID Board has asked our Engineer to assess the three foot bridges that cross the creek in the park. Two of the three require repair to the decking and hand rails. The estimated cost of the repairs is \$28,000. The Board will be evaluating this expense as they work on the 2015 budget.

Speed tables to replace stop signs 26th and Blackhawk Drive - There have been some mixed results regarding the stop signs placed at 26th and Blackhawk Dr. Drivers continue to roll through and completely run through the intersection. People should be cautious as they cross. The SID Board has voted to pursue the installation of two (2) speed tables between 2605-2607 Blackhawk Dr, and between 2701-2703 Blackhawk Dr. Our Engineer is currently seeking formal approval for the speed tables from both the City and the County. Look for updates on this on the website and Facebook page.

Old Business

Status on Fountain - Denny Whitfield provided an update on the fountain and apologized for not having the fountain up and running this season. Mr. Whitfield has concluded that the existing water proofing is no longer sufficient to hold water and that some kind of rubber liner will be required to maintain the fountain. There have been attempts to get an estimate for a rubber liner from a local roofing company with no success. Rich Cech has also gotten involved to assist Mr. Whitfield and has found a rubber liner material that can be purchased for around \$550 at Menards. Mr. Whitfield detailed the process required to install the rubber liner...the existing coating (about 3") will need to be removed down to the brick, then a bonding agent will need to be sprayed on and a termination bar installed to hold the liner in place along with some minor plumbing work. Mr. Whitfield also noted that runoff into the pit this Spring has damaged the electrical service for the fountain and that will need to be repaired as well. It is also recommended that the existing manhole cover for the pit be lifted 6-8" to prevent surface runoff from re-entering the pit once the electrical work is completed.

Stacen Gross had asked Mr. Whitfield for a complete list of costs for the entire project prior to the meeting and nothing was provided, so an estimate of cost was presented by Mr. Gross based on the project scope as described by Mr. Whitfield. The costs are listed below.

REPAIR & UPGRADE ENTRANCE FOUNTAIN			
Project Description			
Remove existing coatings down to bare brick, reseal with rubberized coating for cushion, install rubber liner in both bowls with minor plumbing and misc. materials.			
Vendor	Install Cost	Annual Maintenance Cost	Notes
Contractor TBD			
Remove existing lining material (est 16 hrs)	\$800.00		\$50/hr contractor rate
Install rubberized cushion coating (est 5 hrs)	\$350.00		\$50/hr contractor rate
Rubber liner material 336 sqft (24'x14')	\$550.00		
Liner installation	\$300.00		\$50/hr contractor rate
Misc plumbing materials	\$400.00		
Misc electrical	\$500.00		
Misc materials 10%	\$240.00	\$250.00	
Total	\$3,140.00	\$250.00	

Mr. Whitfield indicated that the labor cost will be much less as he plans to have volunteers do much of the work. Mr. Whitfield stated that he has already spent around \$500 out of his pocket to get the fountain running the last two seasons and he feels that for an additional \$700, it can be repaired with the rubber liner. Mr. Gross stated that this cost seems very low and does not include any labor and services from contractors for electrical, etc... and that his preference would be to hire a contractor that can offer some guarantee of workmanship versus volunteers. Mr. Gross also stated that he conducted an informal poll on the neighborhood Facebook page asking the question, "Retain the fountain or convert the fountain to a planter?" The response was two (2) votes to retain as a fountain and twenty-eight (28) voted to convert to a planter. Voters made lots of comments about the fountain, some sentimental about hating to lose it and others indicating that it is time to move on and do something else.

Mr. Gross also presented the estimated costs to convert the fountain to a planter. The costs are based on quotes from contractors obtained in 2012 with a 15% contingency added to cover any projected cost increases.

CONVERT ENTRANCE FOUNTAIN TO PLANTER			
Project Description			
Bore one 3" hole for top basin to drain to lower basin, then two 3" holes from lower basin out for drainage to curb. Fill both basins with 4" gravel covered with landscape fabric covered by soil. Existing drains in bottom of basins will be capped off.			
Vendor	Install Cost	Annual Maintenance Cost	Notes
Trees, Shrubs & More			
Fill Material	\$ 936.49		
Plantings	\$ 532.64	\$ 500.00	Estimated
Omaha Concrete Sawing	\$ 300.00		Concrete Boring For Drainage
15% Contingency	\$ 265.37		Added since bid was from 2012
Total	\$ 2,034.50	\$ 500.00	

After some discussion about the planter option, Rich Cech asked if the Facebook poll could be considered as an “official vote” representative of all of the homeowners in Blackhawk. He asked that a more formal vote be taken and that some kind of “ballot” be added to the annual dues mailing in January to “officially” poll the homeowners on what they want to do with the fountain. It was agreed to add a “ballot” with the January dues mailing that poses the question to the homeowners. The ballot will include costs and description of both options, similar to the tables above. It was also agreed that whatever the vote, for or against the fountain, action will be taken based on the vote tally. **PLEASE TAKE THE TIME TO RESPOND TO WHAT YOU WOULD LIKE TO SEE DONE WITH THE FOUNTAIN, BY NOT RESPONDING THE PROXY VOTE GOES TO THE MAJORITY SO EVERY VOTE COUNTS LET YOUR VOTE BE HEARD. AT THIS POINT NO ADDITIONAL FUNDING WILL BE SPENT ON THE FOUNTAIN UNTIL THE RESULTS OF THE VOTE ARE RECEIVED IN FEBRUARY OR MARCH 2015.**

Front Entrance Maintenance - Meegan Bendorf has been maintaining the front entrance and park pillar landscaping this year. The weeding has been a challenge with all the rain. Everything looks great...a BIG THANKS to Meegan!!!

Front Entrance Electrical Work - Some electrical work has been done at the front entrance by Munch Electric. Replaced burned out bulbs and a bad fixture. Also, capped off old electrical outlets at the base of the fence pillars that were active and hanging out posing a hazard.

New Business

Street Sign Repairs - The street signs at 25th and Blackhawk Dr. and 29th and Schuemann Dr. were found lying on the ground. It appears that the metal casting that connected the sign to the post failed. Stacen Gross has taken them to Papillion Welding and asked them to come up a new mounting bracket that can be replicated as it is likely this will happen again to other signs. They are currently completing the project for us.

Stolen Stop Sign – Stacen Gross was contacted by a resident via the Facebook page that the stop sign at 28th and Schuemann Dr. had been stolen. Mr. Gross temporarily installed one of the old faded stop signs as a temporary solution to avoid any traffic issues. The sign was removed from the black decorative frame using an impact wrench of some kind. Interesting enough, this sign is directly across the street from a Bellevue Police Officer's home where his take home squad car was parked. Mr. Gross filled out a report with the Sarpy County Sheriff to document the theft. A replacement sign was ordered online and Mr. Gross removed the temporary sign and installed the new sign using theft resistant locking collars on the bolts. Please keep your eyes out for suspicious activity or vandalism in the neighborhood and report it via the website or the Facebook page. The "Contact Us" form on the website www.blackhawkhomeowners.org is currently set-up to alert Mr. Gross via email and in the future via text message as well.

Public Comments

Fencing Materials - Catherine O'Brien just moved back to the neighborhood into her parent's home at 2507 Blackhawk Dr. and asked about the process to replace a fence and what materials were acceptable. She indicated that she intends to install a vinyl privacy fence and based on the amendment to the covenants in 2012, this would be allowed. The Board asked that she obtain any required permits from the City and coordinate with her neighbors as needed. One of her neighbors then entered the meeting and offered his support for her request and indicated that he will likely replace his fence with the same material.

Bag Worms on Conifer Trees - Denny Whitfield asked that everyone be wary of bag worms that can destroy Conifer trees.

Blackhawk Image Above Fountain - There was some discussion about adding something to the Blackhawk sign or image that is carved into the brick above the fountain. It is very ornate and original, but not very noticeable as it just blends into the brick wall. Some kind of painted accents was discussed, but painting brick is sometimes discouraged and new lighting to make it more noticeable was also discussed. This will be looked into further when the lights on the fountain are evaluated for replacement.

Trees Overhanging Sidewalks - Several residents asked about trees overhanging sidewalks. The required heights for trees overhanging sidewalks in the neighborhood is 8' per the covenants. The BHOA has the authority to notify the resident and even trim the trees if the resident refuses to comply within a specified time frame. If your neighbor is not able to maintain their trees due to health reasons, etc..., neighbors are encouraged to help them out. Mr. Gross stated that this process has been used once this year and the homeowners trimmed the tree after being notified. **RESIDENTS SEEING THIS PROBLEM SHOULD REPORT IT VIA THE WEBSITE OR THE FACEBOOK PAGE.**

Meeting adjourned at 7:55 pm.

Next meeting Thursday 7 pm Thursday October 16th, 2014, Location to be determined!!!!

Please come we would like to see you at the meetings!!! Great place to get to know our fellow Blackhawk residents!!

Meeting Attendees

Name	Address
Stacy Gross	2920 Blackhawk Cir
Lynn Moser	2607 Blackhawk Dr.
Sheri Koski	2805 Sheridan Rd
Roger Keith	2908 Blackhawk Cir
David Nieves	2924 Blackhawk Cir
Bill + Nancy Gaynes	2706 Blackhawk Dr
Missy McLeod	2807 Sheridan Rd
Bill Betz	2813 Courtney Cir
Dave Wiegand	2915 Blackhawk Dr
Romy Whitfield	2913 Sheridan Road
Ken Hunt	2617 Blackhawk Dr
Rich Cech	2917 Blackhawk Dr
LEEG SCHRADER	2903 SHERIDAN
Catherine Dixon	2507 Blackhawk Dr
Brigid Kennedy	2907 Sheridan Rd
Meegan Bendorf	2926 Blackhawk Cir