

Blackhawk Homeowners Association Meeting Minutes
July 12, 2012
Annual Meeting at Blackhawk Park, 19 families attended

Meeting was called to order at 7:01, by President Stacen Gross. Vice President Sheri Koski, Secretary Lynn Moser, and Treasure Dave Wiegand all 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

Beginning Balance: _____ **\$16,438.04**

Expenses:	Rich Cech (Previous approved tree replacement)_____	\$667.14
	Kathy Rocha (Copies)_____	\$52.98
	Erica Lunde (Entrance flower maintenance)_____	\$60.00
	Stacen Gross (Printing & website)_____	\$70.78
	OPPD_____	\$45.16
	Bill Betz (Dog waste bags for park)_____	\$184.98
	Darin Foster (Entrance fertilizer & weed spray)_____	\$68.00
	OPPD_____	\$50.32
	Subtotal Expenses:_____	\$-1199.36
Credits:	Annual Dues _____	\$+672.00

Ending Balance: _____ **\$15,910.68**

Delinquent Dues:

1. 13505 26th St. Circle	Pitchure	Lien Filed; overdue 2 yrs
2. 2908 Courtney Dr.	Bennett	Overdue 1 year only, no lien filed
3. 13312 28th Street	Roberts	Lien Filed; overdue 2 yrs

Secretary's Report

Minutes from May 17th meeting were approved.

Welcoming Committee Report

There are two new residents in Blackhawk, will get addresses and pass on to Missy McCool. If you are aware of any other resident changes please pass that on as well, thank you in advance.

Architectural Committee Report

Roger Keith reported that the vacant home on 28th St, was mowed, looking into what can be done, about mowing on a bi weekly basis and charging resident for expenses.

SID Board Report

The SID board is working with Oakhurst SID 186 in regard to getting a joint agreement to get the park cleaned up. Waiting to hear back from Oakhurst SID 186 to get started, someone at the meeting stated that they have heard that we need to get them an estimate and they will move forward. Ken Hurt suggested a tree service company the name was Expert Tree Service, phone number is 402-301-9047, ask for Raul.

Old Business

Fountain--Denny Whitfield reported that he fixed some things in the fountain, replaced a pump and did some sealing on the bowls, seems to be a leak still, he will continue to assess the situation and see if he can get fountain up and running for good.

Additional Stop Sign Upgrade, a motion was made by Dan Rocha, seconded by David Roy to approve the installation of 5 new ornamental stop signs to replace 5 existing signs at a cost of \$1700.00 each.

Front Entrance Wrought Iron Painting—the painting was completed on Tuesday July 10th, looks good.

Website—Residents seem to enjoy website, address is <https://www.blackhawkhomeowners.org//>

Facebook Group—please contact Stacen Gross for request to join.

Front Entrance Flower Beds—Grass clippings in the beds have been taken care of.

New Business

Roberts Property Mowing—motion was approved to mow the yard bi-weekly, and bill the residents of the home, a registered letter will be sent notifying resident of pending charges for mowing yard.

Property Maintenance Issues—There was concern that some of the homes in Blackhawk have not been maintained according to the Bellevue City Code, which we fall under due to proximity to Bellevue. A Motion was made to personally meet with some of the residents to discuss the needed repairs to the home. Motion was approved.

Online Directory—Thanks to Rich Cech for completing the online directory, any needed changes can be filled out on website and are directly sent to Mr. Cech..

Cluster Mailboxes—Maintenance was done on the one on 26th St, if there are any others in need of repair please call the post office and they will send someone out to fix them.

Fire Hydrants in Need of Painting—the property is maintained by MUD, and they are telling us that they are coming around this year to check and repair them as needed.

Low Branches Around Sidewalks—several trees are hanging too low in regard to regulation, all walkways are to be at least 8 feet about sidewalk, your help in this matter is greatly appreciated.

Front Entrance Electrical Maintenance-- Munch Electric came out and looked at lights on top of fence and need a new fixture on opposite side, outlets were unusable, but there are some outlets on the rear of the fixtures.

Liens-- have been filed against homes past due on homeowner dues.

Front Entrance Cleaning—there were some individuals trying to sell us a liquid cleaner to spruce up the front entrance “Blackhawk” letters on wing walls, we are looking into what we can do to clean them.

Public Comments

SID Board –SID Board will look into the possibility of getting speed tables around the subdivision. Also had an individual out from Forestry department to see what we can do with the tree situation in the park, regarding health of trees. Thank you for the SID board attendance! SID Board elections are coming up, please feel free to join!

Cheryl Stensby—has extra light bulbs for the front entrance lights if they are needed.

Meeting adjourned at 8:20pm.

Next Meeting September 13, 2012 at Leonard Lawrence, 7:00pm

Meeting Attendees

Name	Address
Stacy Gross	2920 Blackhawk Cir
Molly Gross	" "
Denny Whitfield	2913 Sheridan Rd
Roger Keith	2918 Blackhawk Cir
Ken & Kathy Hunt	2617 Blackhawk
Kyle & Cathy Scofield	2615 Blackhawk
Grant & Kim Prosser	2903 Blackhawk
Lynne & Bruce Mason	
Sheri Koski	
Dave & Karla Roy	2908 Sheridan
Chuck Benson	2905 Sheridan
Shelli West	2611 Blackhawk
Daniel & Kathy Raker	2915 Schumann
Dave Wiegand	2915 Blackhawk
GREG SCHRAEDER	2903 SHERIDAN
Nancy Shultz	2705 Blackhawk Dr
Annet & Chris Dalton	2805 Blackhawk Dr
Cheryl Stensby	2908 Schumann
Brian Ruggiero	2910 Courtney Dr
Rich Cech	2917 Blackhawk Dr