

Blackhawk Homeowners Association Meeting Minutes
April 16, 2015
Leonard Lawrence Elementary, 12 Families were present

Meeting was called to order at 7:00 pm, by President Stacen Gross. Vice President Sheri Koski, Secretary Lynn Moser, was 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 – April 2015

Beginning Balance (Oct 2014): **\$14,892.97**

Expenses:

Papillion Welding_____	\$108.00
Menards_____	\$5.10
Bill Pay (Oct)_____	\$6.00
Target_____	\$11.21
OPPD – Nov_____	\$60.39
1and1.com_____	\$14.97
Stacen Gross_____	\$600.00
Dave Wiegand_____	\$600.00
OPPD – Dec_____	\$58.08
Office Max_____	\$322.01
NE.gov_____	\$23.00
OPPD – Jan_____	\$65.07
Munch Electric_____	\$394.00
OPPD-Feb_____	\$57.48
OPPD – Mar_____	\$57.17
1and1.com_____	\$14.97
Trees, Shrubs & More_____	\$1,899.32
OPPD-Apr_____	\$56.05
 Subtotal:_____	 (\$4352.82)

Credits:

Dues_____	\$11,094.00
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133 homeowners paid in full for 2015
17 homes remain unpaid for 2015

Ending Balance (April 15, 2015) **\$21,634.15**

Secretary's Report

Meeting minutes from August 21, 2014 were approved, nomination made by Sheri Koski and second was by Missy McCool.

Welcoming Committee Report

We are sure we have missed some new neighbors moving into the area, please be kind and welcome them or pass onto the board or Sheri Koski that someone new has moved in, we would like to welcome them to Blackhawk!!

Architectural Committee Report

Roger Keith reported there have been several calls concerning a trailer that is parked in and around the intersection of 28th and Sheridan Rd. Contact has been made with the residents in the area about the situation. The Homeowners Association has sent the resident that owns the trailer numerous letters in the past and the owner has replied threatening legal action against the Homeowners Association. Unfortunately, aside from incurring legal fees, we are not sure what other actions the Homeowners Association can take at this point. We are very sorry for the neighbors adjacent to the owner of the trailer and ask for continued patience in this matter.

Other than the trailer business it is now springtime so we encourage families to clean up trees and shrubs and keep Blackhawk Beautiful. The Blackhawk Neighborhood Architectural Guidelines can be found on the Facebook page as well as Blackhawk website at www.blackhawkhomeowners.org!

SID Board Report

Stacen Gross provided reports on the following:

Park Update—Galen's Tree Service has been in the park cleaning up a few trees damaged by the early Spring storm that we had, they are doing a great job!!!

Street Maintenance—We are having some major work done on the streets in the neighborhood, the contractor seems to be doing a great job, but there have been a few yards damaged. Homeowners can be assured that the contractor will remedy all situations as a condition of final payment for the work.

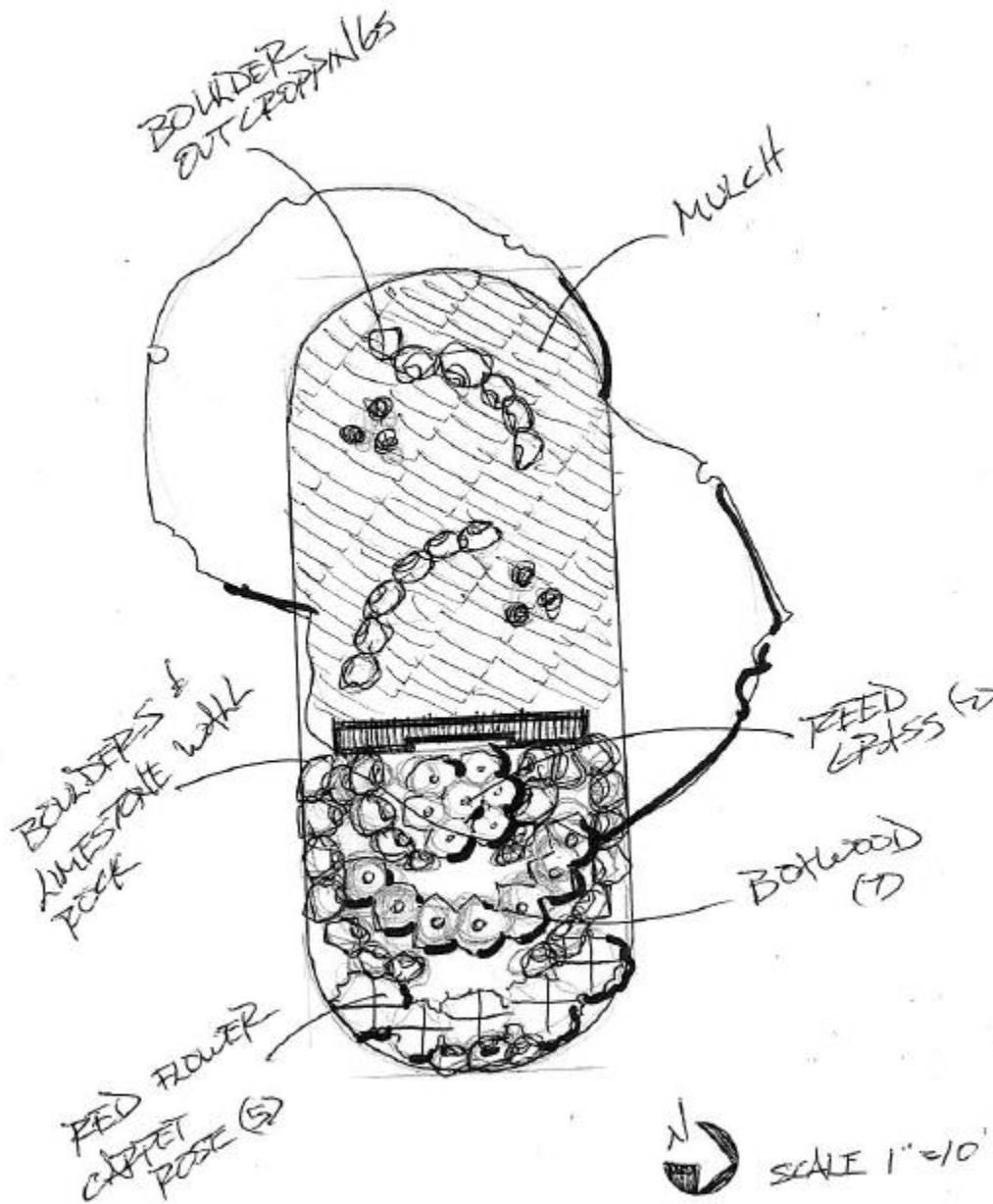
Regional Trail Update—The regional trail project proposed by Pipers Glen, Oakhurst, Tregaron, the City of Bellevue, Sarpy County and the NRD that will connect with our Blackhawk Park trail is officially underway. Engineering design is in process with the goal of bidding the project in June with construction in July and completion by Fall of 2015.

Street Sweeping – Street sweeping is scheduled for Monday April 27th.

Old Business

Status on Fountain—In response to the vote request that was sent out in the homeowners dues letter regarding the fountain, the vote returned was 86 to renovate to a planter feature, 17 to retain the fountain, and 1 to remove it completely. Based on this response, plans have been set in motion to renovate the fountain to a planter/landscape feature. A contract has been signed and a deposit paid with Tees Shrubs & More. Work will begin in early May with the goal to be completed before graduations. A diagram of the proposed re-design is included on the next page. There will be some major changes at the front entrance with the fountain and the new plants that will be placed there!!

FOUNTAIN CONVERSION RENDERING



Entrance & Park Landscaping Status—Trees Shrubs & More has been retained to complete the Spring clean-up and mulching for the front entrance and areas in the park around the pillars. This work is complete and looks great!

New Business

NRD Tree Grant—Stacen Gross applied for a grant through the NRD that will allow us to replant some of the trees we have lost over the past few years due to age, disease and storms. We are excited to announce that we will be able to get \$2,500.00 toward the purchase and installation of up to 10 trees. This work was also contracted with Trees Shrubs & More and the work is underway now. The final cost will be around \$3,000. There are pictures already posted on our facebook page, a big thanks to Stacen for helping keep the area back there full of trees we appreciate the wonderful views as we walk through the park!!!

2015 Work Plan & Budget—Stacen Gross and Dave Wiegand have included a work plan with budget for the upcoming year with goals to improve the neighborhood. A copy of the workplan is attached.

Nextdoor App—Stacen Gross has found a private website and smart phone app that will allow our residents to have a private space to share contact information and discuss issues pertinent to our neighborhood. Just about all of the surrounding neighborhoods are also using the website, and if you like you can share info with them and also see what is happening in those neighborhoods. The smart phone app can be used to immediately alert residents during emergencies, lost pets, etc... it has already been a great place to interact and share upcoming events within our communities. All residents of Blackhawk should have received a postcard in the mail inviting them to connect. Information on how to join is also available on the website and Facebook page.

Spring Garage Sale—We will be holding the annual Spring Garage Sale for Blackhawk on **June 6-7, 2015!!** Good luck selling!!

Public Comments—Some residents at the meeting expressed some concern over how to work the Nextdoor App so Stacen was asked to place some instructions on the Blackhawk website explaining how to work the application!!! Good luck we hope to see you all there!!

Meeting adjourned at 7:34 pm.

Next meeting Thursday 7 pm Thursday June 18th, 2015 at Blackhawk Park Pavilion!!!!

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
David Niever	2924 Blackhawk Circle
Rick Seifert	2615 Blackhawk
Roger Keith	2918 Blackhawk Circle
Ken Hurt	2617 Blackhawk Dr
Brian Betz	2813 COURTNEY CIRCLE
GREG SCHRAMMER	2903 SHERIDAN RD
Lynn Moser	
Sheri Koski	2805 Sheridan Rd
Sam McNeal	2807 Sheridan Rd
Rich Ceck	2917 BLACKHAWK DR
Shelli Dart	2611 Blackhawk Dr
Stacen Gross	2920 Blackhawk Cir

Homeowners Association Blackhawk

2015 Work Plan & Budget

Planned Meetings for 2015

April 16, 2015 - Blackhawk Park Pavillion (weather permitting)

June 18, 2015 - Blackhawk Park Pavillion (weather permitting)

August 20, 2015 - Blackhawk Park Pavillion (weather permitting)

October 15, 2015 - Blackhawk Park Pavillion (weather permitting)

Projects for 2015

A. Park Tree Planting

Description: The Papio-Missouri River NRD has a tree planting program that kicks off in early 2015. We missed the deadline for free trees and free planting last year, but will plan to get on the list this year in order to get some new trees started in the park where we have lost so many to storms and disease. The grant will cover 8 trees, but we will actually do 10 which will result in some costs we will bear locally.

Cost: \$505.63

B. Fountain Re-Purpose

Description: A referendum was conducted in conjunction with the annual dues mailing. By a vote of 88 to 15 (votes cast as of March 1, 2015), the fountain will be re-purposed landscape feature. The objective is to implement a long term low maintenance solution that will be manageable with our annual budget knowing that once Blackhawk is annexed by the City, the maintenance of the front entrance will be the sole responsibility of the Homeowners Association and our voluntary annual dues funding.

Cost Estimate: \$5,697.95 for demo and construction plus an estimated \$1,500 for irrigation & electrical.

C. Annual Landscape Maintenance

Description: If the front entrance is re-purposed as a planter, the landscape contractor selected will also be consulted about improvements or changes to the plantings at the front entrance and park pillar flower beds. The existing planting beds need some attention and may need some re-planting with a more manageable and easily maintained type of shrub. In addition, the area behind the south entrance wing wall is pretty bare (no plantings) and something is needed there to use up the large volume of

space. This work will also include the remove of the old mulch and replacement with new mulch.

Cost Estimate: \$1,119.23 with option to install some plantings behind the south wing wall.

D. Park Entrance Pillar Straightening & Concrete Caps

Description: One of the two pillars at the park entrance off 26th and Blackhawk Drive has started to lean quite a bit. The pillar foundation will need to be excavated and hopefully straightened by mudjacking under the foundation. In addition, the pillars in the park have begun to split along the brick joints as a result of the flat porous tops that allows water to get down into the mortar joints, then freeze and thaw and split the joints open. The solution will be to install pre-cast concrete pyramid caps on each pillar and attach with mortar.

Cost Estimate: \$2,000

E. Two New Decorative Stop Signs at 26th & Blackhawk Drive

Description: The SID Board is expected to vote to make the temporary stop signs at 26th and Blackhawk Drive permanent in 2015. The BHOA will then purchase and install 2 new decorative stop signs to match the others throughout the neighborhood.

Cost Estimate: \$3,600

2015 Budget

Expenses

Utilities	\$1,000
Administration:	\$3,600
Landscape Maintenance	\$2,000
Capital Projects	\$12,600
Misc:	\$700
Total	\$19,900

Revenues

Funds On Hand	\$23,589.52 (As of April 1, 2015)
Annual Dues Payable	\$1,428
Net	\$5,117.52