

## Blackhawk Homeowners Meeting Minutes

April 20, 2017

**We had 11 families in attendance, see attached sign in sheet  
Blackhawk Park Pavilion**

Meeting was called to order at 7:00pm, by President Stacen Gross. Vice President Sheri Koski was also present as well as residents as shown on attached sign in sheet. Everyone in attendance introduced themselves. Secretary Lynn Moser and Treasurer Dave Wiegand were excused with prior engagements. All Blackhawk residents are invited and encouraged to attend meetings.

### Treasurer's Report

**Beginning Balance: \$12,977.10**

#### Expenses:

CAT Electric	\$637.00
OPPD – Nov	\$56.26
Stacen Gross (Annual Stipend)	\$600.00
David Wiegand (Annual Stipend)	\$600.00
OPPD – Dec	\$53.68
OPPD – Jan	\$59.06
NE Secretary of State	\$23.00
OPPD – Feb	\$56.43
1and1.com (Nov - Feb web hosting)	\$29.94
Menards	\$18.47
Bagspot	\$349.65
Jo-Don's	\$21.40
OPPD – Mar	\$53.89
Trees, Shrubs and More (Partial Payment)	\$2,600.00
Dostal Construction	\$1,727.49
OPPD – Apr	\$54.36
Subtotal:	-\$6,940.63

#### Credits:

Dues	+\$9,744.88
Woolf Family (Park Bench Deposit)	+\$500.00

**116 homeowners paid in full for 2017**

**34 remain outstanding:**

**Blackhawk Dr: 2503, 2507, 2602, 2606, 2611, 2614, 2701, 2702, 2703, 2704, 2708, 2801, 2803, 2804, 2901, 2902, 2907, 2908, 2913**

**Blackhawk Circle: 2922**

**Sheridan Rd: 2908, 2910, 2911**

**Schuemann Dr: 2904**

**Courtney Dr: 2909, 2916**

**Courtney Circle: 2810, 2816**

**28<sup>th</sup> St: 13311, 13312, 13405**

**29<sup>th</sup> St: 13411**

**29<sup>th</sup> Ave: 13310**

**Total:** \_\_\_\_\_ **\$16,281.35**

**2 homeowners paid at the meeting, 2804 Blackhawk Dr and 2611 Blackhawk Dr.**

Kristen Gove asked about the dog waste bag expense and if there was a more economical source. Mr. Gross explained that a specific type of bag is needed to fit into our dispensers and that we have shopped around some and are buying the bags in large volume online and getting the best deal we can

## **Secretary's Report**

Meeting minutes were approved from the August 18, 2016 meeting. There are currently 32 delinquent dues homeowners which may be largely due to this being our first attempt to utilize social media to notify residents of the annual dues. The remaining 32 homeowners will now receive a notice in the mail. Stacen Gross reminded everyone at the meeting that the Homeowners Association exists to maintain improvements such as the front entrance and our decorative street signs and that the annual dues are not **OPTIONAL**.

## **Welcoming Committee Report**

We are truly excited to see the new neighbors and potential friends moving into our wonderful subdivision. Please pass the names along of new neighbors so we can get our Vice President Sheri Koski around to their home to welcome them with valuable information regarding the covenants in Blackhawk. Also Stacen Gross has added a flyer with all of the pertinent neighborhood information to our website for accessibility to any new residents, please check it out at [www.blackhawkhomeowners.org](http://www.blackhawkhomeowners.org).

## **Architectural Committee Report**

Roger Keith reminded everyone that our trash service provider will only take items that are placed in their carts and this includes tree branches and other yard waste. He also suggested that now is the perfect time to get an extra cart for just \$3/month for yard waste. The maintenance and upkeep of all of the homes was also brought up. Ken Hurt indicated that property values are on the rise and one house on Blackhawk Dr sold in just 1 day! There was also some discussion about the home at 2917 Blackhawk Dr that appears to have a stack of wooden pallets covered by a blue packing blanket in full view on the front porch as well as visibly rotting wood siding. Mr. Gross indicated that he and Treasurer Dave Wiegand sent the homeowner a letter in early 2016 asking that they evaluate the condition of their property and the impact it was having on the neighborhood. Unfortunately, no noticeable improvements have been made to date. We would like to encourage everyone to take pride in their homes and the neighborhood and to do their part to keep their homes maintained and looking nice. Please help us to make our subdivision look great at all times!

## **SID Board Report**

**Moles in the Park** – Stacen Gross reported that Critter Control has been hired to trap and remove moles that have been causing lots of damage in the park. Five have been removed to date. Critter Control will be monitoring the park throughout the year for moles.

**Seeding of Bare Spots** – Tops Lawn Care will be seeding some bare spots in the park.

**Park Trees** – Ken Hurt mentioned that there are a couple of dead or sick pine trees in the park that could use some attention. Stacen agreed to take a look.

## Old Business

**Dog off the Leash**—We are still receiving periodic reports via email and via the Nextdoor app regarding an individual who walks his dogs in the park off their leash and when approached by a resident he gets angry and calls names and ignores the request to get his animals on the required leash. The Humane Society was contacted about this late last year and he was provided with a written warning for violating the Sarpy Co leash requirement. We ask that you please contact the Humane Society directly at 402-444-7800, option 1 if you witness dogs off the leash.

**Speeding on 29<sup>th</sup> Street as well as Courtney Drive**—At the August 2016 meeting, a couple of residents expressed concern over the speeds that drivers are getting up to on these streets, they pose a danger to individuals who walk as well as children crossing the streets going to and from school. This seems to still be somewhat of a problem. Stacen Gross encouraged residents to contact the Sarpy County Sheriff's Office at 402-593-4111 to report speeding. Mr. and Mrs. Deeds added that they have witnessed teenagers riding skateboards down 29<sup>th</sup> Street at high rates of speed and expressed concern for their safety.

## New Business

**2017 Work Plan & Budget** – Mr. Gross presented the work plan and budget indicating that most of the expense items for 2017 are actually underway or are complete such as the Spring landscape clean-up and tree planting.

**Park Trash Clean-up** – Stacen asked that we thank Cub Scout Pack 464 and their leader Paul Greenwell for volunteering to conduct the Spring park trash clean-up. The group did a wonderful job and were congratulated for their service to our community!

**Volunteers for Fly Traps Placement in the Park** – The merits of the fly traps from last year were discussed and it was agreed to again fund this endeavor which runs around \$180. Stacen Gross volunteered to have his son Jordan conduct the program this year as a part of his community service for NHS.

**Above Ground Pools** – Stacen Gross reported that there have been requests for information on the requirements for above ground pools. Now that our restrictive covenants have expired, we must revert to City of Bellevue zoning regulations. Whereas, our past covenants required in-ground pools, above ground pools are now allowed. The only requirements the City of Bellevue has pertaining to pools deals with the fencing around the pool. Below is an excerpt from the Bellevue Zoning Ordinance.

9.09.08 FENCES, SURROUNDING POOLS: Every outdoor pool shall be completely surrounded by a fence or wall not less than 72 inches in height, which shall be so constructed as not to have openings, holes, or gaps larger than 4 inches in any dimension except for doors and gates; and if a picket fence is erected or maintained, the horizontal dimension shall not exceed 4 inches. A dwelling or accessory building may be used as part of such enclosure.

All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device located at least 45 inches above grade level for keeping the gate or door securely closed at all times, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.

The provisions of this section shall be applicable to all outdoor pools which have a depth of 18 inches or greater and a diameter of nine feet or greater, as regulated under the Uniform Plumbing Code. No person either as owner, purchaser, lessee, tenant or licensee, in control of the property having such pool shall fail to provide and maintain such fence or wall as herein provided.

**Neighborhood Garage Sales** – Sheri Koski reported that she will be working with Missy McCool again this year to put together the advertising and signs for the annual neighborhood garage sales to be held on June 2<sup>nd</sup> and 3<sup>rd</sup> in conjunction with the other surrounding neighborhoods. Please mark your calendars!

## Public Comments

**Sunken Sidewalk Around MUD Manhole Cover** – Mr. and Mrs. Deeds asked about the responsibility for repairing or replacing sunken sidewalks panels around manholes, specifically one near the intersection of 29<sup>th</sup> and Schuemann on their property. Mr. Gross advised that MUD has replaced the sidewalks in the vicinity of manholes in the past and that he would contact them to come out to look at the manhole on the Deed's property.

**Park Mowing When Wet** - Ken Hurt expressed concern that the mowing contractor is mowing when it is too wet and is causing damage to turf. It was clarified that he was referring to the previous contractor that has since been replaced by Three Alarm Lawn Care that Nate Schenk, a resident of the neighborhood works for. Nate and his crew have been doing a great job since they took over last June.

**Small Trees & Brush Growing In Creek & Drainageway** – Ken Hurt asked if there was a plan to try or remove the small trees and brush growing in the creek and storm sewer drainageway near the park pavilion. Mr. Gross asked for comments from those in attendance on the matter as he had heard positive and negative comments about the trees. The general consensus from the group seemed to be that the trees should probably be removed before they get too large to really create a drainage problem during period of high water and runoff. Kristen Grove indicated that her son Nate would be interested in doing this work. Stacen agreed to seek input from the SID Board and Board Atty to see how this work could be accomplished sooner than later.

**Meeting adjourned at 7:40 pm. Next meeting will be June 15, 2017. Please come to the meetings it is a great way to express your concerns as well as meet your fellow neighbors!!!!!!**

## Meeting Attendance

Name	Address
Ken Hurt	2617 Blackhawk Dr
ROGER KEITH	2918 Blackhawk Cir
Shelli Daut	2611 Blackhawk
Sheri Koski	2805 Sheridan Road
Chuck & Robin Fowler	2804 Blackhawk Dr.
Don & Lena Deeds	2902 Schuemann
David Nieve	2924 Blackhawk Cir
Debbie Schraeder	2903 Sheridan Rd
KIRSTEN GROVE	13504 S. 26 <sup>th</sup> St. Circle
Corrie Schulte	2605 Blackhawk Dr
Stacen Gross	2920 Blackhawk Cir

# Homeowners Association Blackhawk

## 2017 Work Plan & Budget

### Planned Meetings for 2017

April 20, 2017 - Blackhawk Park Pavillion (weather permitting)  
June 15, 2017 - Blackhawk Park Pavillion (weather permitting)  
August 17, 2017 - Blackhawk Park Pavillion (weather permitting)  
October 19, 2017 - Blackhawk Park Pavillion (weather permitting)

### Projects for 2017

#### **A. Park Tree Planting**

**Description:** Again this year, we plan to receive a grant in the amount of \$2,500 from the Papio-Missouri River NRD Celebrate Trees Grant Program to plant 10 new trees! The trees and planting services will be provided by Trees Shrubs & More.

**Total Cost:** \$2,833.36  
**Grant:** -\$2,500.00  
**Net Cost:** \$333.36

#### ***B. Annual Landscape Maintenance***

**Description:** Trees Shrubs and More has again been retained this year to take care of the Spring and Fall clean-up, pruning and re-mulching of the landscaped areas of the park and front entrance.

**Spring Cost:** \$1,448.06  
**Estimated Fall Cost:** \$ 500.00  
**Total Cost:** \$1,948.06

#### ***C. Park Bench Memorial***

**Description:** The family of one of our neighbors has generously offered to provide \$1,300 towards the purchase and installation of an additional park bench along our walking trail as a memorial to their parents who love to walk and spend time in the park. The BHOA has agreed to move forward with this project and it will be completed this Spring.

**Bench** \$1,077.49  
**Installation** \$ 650.00  
**Total Cost:** \$1,727.49  
**Donation:** -\$1,300.00  
**Net Cost:** \$427.49

## **2017 Budget**

### **Expenses**

Utilities	\$1,000.00
Administration	\$3,600.00
Maintenance	
Landscaping	\$2,000.00
Spring Park Cleanup	\$1,000.00
Dog Waste Supplies	\$700.00
Insect Control	\$700.00
Sign Maintenance	\$800.00
Lighting/Electrical	\$800.00
Capital Projects	
Tree Planting	\$3,000.00
Park Bench	\$2,000.00
Misc	\$1,000.00
<b>Total Expenses</b>	<b>\$16,600.00</b>

### **Revenues**

Funds On Hand	\$18,318.02	(As of February 11)
Annual Dues Payable	\$6,300.00	(75 households payable as of Feb 11)
Tree Grant	\$2,500.00	
Memorial Donation	\$1,300.00	
<b>Total Revenues</b>	<b>\$28,418.02</b>	

**Estimated Carryover Balance      \$11,818.02 (End of 2017)**

## SID 147 Contacts

**Sid #: 147 - Black Hawk (S1/2NE1/4 & pt of SE1/4 Sec 9 T13N R13E)**

Annexed by City of Bellevue 11/13/2008\* De-annexed 3-31-09

Position	Name	Phone #
Chair	Stacen Gross	(402)321-0817
Clerk	Rick Scofield	(402)293-0744
Trustee	Allen Klostermeyer	(402)981-4526
Trustee	David Wiegand	NONE LISTED
Trustee	Bruce Moser	(402)502-7215
Engineer	James Lang of Lang Law LLC	(402)330-1900
Attorney	Laughlin Peterson & Lang	(402)330-1900
Accountant	Massman Nelson Reinig PC	NONE LISTED
Fiscal Agent	Ameritas Investment Corporaton	NONE LISTED

## Link to SID Meeting Notices & Minutes

[http://www.sarpy.com/clerk/SID\\_Docs/SID%20147/](http://www.sarpy.com/clerk/SID_Docs/SID%20147/)