

Blackhawk Homeowners Meeting Minutes

August 17, 2017

**We had 8 families in attendance, see attached sign in sheet
Blackhawk Park Pavilion**

Meeting was called to order at 7:33 pm, by President Stacen Gross. Secretary Lynn Moser was present as well as residents as shown on attached sign in sheet. Vice president Sheri Koski, and Treasurer Dave Wiegand, were absent from the meeting due to another commitment. Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend meetings.

Treasurer's Report

Beginning Balance: \$19,524.14

Expenses:

| | |
|---|----------|
| OPPD – July _____ | \$48.04 |
| 1 and 1.com (domain renewal) _____ | \$83.88 |
| Amazon (park fly traps) _____ | \$133.64 |
| Sam's Club (park bench dedication) _____ | \$27.96 |
| Nobbies (park bench dedication) _____ | \$3.19 |
| Pump & Pantry (park bench dedication) _____ | \$4.99 |
| 1 and 1.com (web hosting) _____ | \$17.97 |
| Menards (grass seed) _____ | \$42.78 |
| OPPD – Aug _____ | \$48.37 |

Subtotal: _____-\$410.82

Credits:

Dues _____ + \$505.54

As of 14 Aug 17: 145 homeowners paid in full for 2017

5 remain outstanding:

Blackhawk Dr: 2503, 2602, 2704 and 2908

Courtney Dr: 2916

Ending Balance: \$19,618.86

The remaining 5 homes that are still delinquent with their homeowner's dues will have liens placed against their property. Stacen Gross reminded everyone at the meeting that the **ANNUAL DUES ARE REQUIRED AND NOT OPTIONAL!!!** The HOA and dues were established in the original Subdivision Agreement with the City of Bellevue because the City does not normally allow neighborhoods to have more upscale amenities like the entrance feature and park trail and lighting for fear that they will someday be forced to maintain these items. The purpose and intent of the

HOA and annual dues is to maintain these upscale features of the neighborhood in perpetuity even after future annexation by the City of Bellevue.

Secretary's Report

Meeting minutes were approved from the April 20, 2017 meeting. Motion made by Lynn Moser and second was made by Roger Keith, and passed with a yea vote.

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. Keep up the great work Sheri!!!

Also Stacen Gross has designed our website that has all the pertinent information for new residents, please check it out at www.blackhawkhomeowners.org.

Architectural Committee Report

We would like to remind everyone to cut back tree branches around sidewalk areas and by cross walks that affect our children getting safely to school, we would hate for something to happen to our little ones. We would just like to again remind residents **that trash cans are not allowed to be out in view from the street**, either they are to be stored in garages or behind a fence to block them from view, please do not place them in front of your garage doors either, the only proper way to store them is out of view from the street, letters will be sent out to the residents who are not storing garbage cans properly. Please help us to make our subdivision look great at all times! Please let neighbors know if they Premier waste solutions as a carrier that we do pay for the residents in our subdivision!! Their website address is <http://www.premierwastesolutions.com>. They will also provide additional carts for just \$3.00 per month.

SID Board Report

Park Storm Damage Clean Up - The SID Board hired Kimball Tree Service to remove the downed branches and debris following the storm on June 16th, they have completed the job under the initial contract, along with some follow-up related work. Unfortunately, we lost a lot of trees in the storm. We hope to be able to begin replacing them in the Spring with help from the NRD tree grant which we have been using the last 2 years. The SID Board will be seeking FEMA disaster funds to help cover the large cost (nearly \$25,000) which are now available for Sarpy County as a result of the August 1, Federal disaster declaration.

There are a number of pine trees that have red paint on them. These trees will also need to be removed as a result of damage and/or disease.

In addition to the trees, some of the lighting in the park and at the front entrance was also damaged. We have contacted Cat Electric to make repairs. These costs will be eligible for FEMA funds as well.

The SID Board also plans to seek bids for the removal of the tree stumps which remain. Lynn Moser stated that a gentleman from Missouri was doing work in the area following the storm and that he may be available to provide a quote for the stump removal. Lynn said she would see if she could find his contact info.

Roger Keith and Stacen Gross have started to seed several areas in the park where the grass was killed due to downed trees or stump removal. Additional seeding will likely be required after the additional stumps are removed.

Sprinkler System Problems – There has been an ongoing problem with the sprinkler system on the south side of the creek. CAT Electric and Millard Sprinkler continue to try and solve the problem.

ADA Complaint – Frederick Payne (2905 Courtney Dr) has filed a complaint with the Federal Highway Administration (FHWA) alleging a violation of the Americans with Disabilities Act of 1990 (ADA) naming SID 147 and the City of Bellevue. The FHWA conducted a site review of our neighborhood and the surrounding neighborhoods and identified 99 problem areas on a map. The City and Blackhawk have requested a copy of the map so we can conduct our own review of the areas. We expect that the map will identify any cracked, broken or uneven sidewalks. The initial conversation at our Board meetings has been that SID 147 did not install the sidewalks on private property. Sidewalks were installed by the individual home builders at the expense of the homebuyer/property owner. In addition, we fall within the City of Bellevue planning and code enforcement jurisdiction and the City has an ordinance that requires individual property owners maintain their sidewalks (excerpt below).

Sec. 28-27. - Duty of property owners to maintain sidewalks.

The owner(s) of any land, lot or parcel shall at all times keep and maintain all sidewalks in the sidewalk space abutting on or adjacent to such land, lot or parcel in good and proper repair and in a condition reasonably safe for travel by pedestrians.

(Ord. No. 2778, § 1, 9-27-1993)

The SID Board along with our Attorney and Engineer are working through this with the City of Bellevue and hope to have more news in the coming months.

Old Business

Neighborhood Garage Sales - Hopefully everyone had a great turnout for their sales!! Thanks to Missy McCool for advertising the sale for us!!! It was talked about in the meeting about changing the date to sometime in May 2018 so we will coordinate with Missy to see if that is possible!!!

New Business


Fall Landscape Refresh - We have a proposal for some cleanup and weeding of the flowerbeds in and around the park and front entrance from Trees, Shrubs and More. The proposal is for \$498.66. Stacen Gross asked for a vote to move forward with this work. Lynn Moser made a motion, it was seconded by Shelli Dart, and passed with all yeas votes.

Public Comments

Sidewalk Tree Trimming – A resident asked that someone take a look at some low hanging branches near stop signs in the neighborhood as they were obstructing the view of the signs. Following the meeting, Stacen Gross drove the entire neighborhood and could not identify the problem. If anyone has more precise location information, please contact Stacen. Also brought up was the tree along 25th street that obstructs the view of traffic coming from the south toward Blackhawk Dr. This tree is scheduled for removal.

Meeting adjourned at 8:04 pm. Next meeting will be October 19, 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 |
|--|--------------------|
| Stacen Gross | 2900 Blackhawk Cir |
| Dena & Dena Deeds | 2902 Schuerman Dr. |
| Roger Keith | 2913 Blackhawk Cir |
| David Wiegand | 2915 Blackhawk Dr |
| Rick Scofield | 2915 Blackhawk Dr |
| GREG SCHRAEDER | 2903 SHERIDAN RD |
| Shelli Dart | 2911 Blackhawk Dr |

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 Corporation | NONE LISTED |

Link to SID Meeting Notices & Minutes

http://www.sarpy.com/clerk/SID_Docs/SID%20147/