

Blackhawk Homeowners Association Meeting Minutes

April 18, 2019

We had 6 families in attendance, see attached sign in sheet

Blackhawk Park Pavillion

Meeting was called to order at 7:30pm, by President Stacen Gross. Also in attendance was Vice-President Greg Schrader, Treasure Dave Wiegand, and Secretary Lynn Moser. Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend meetings.

At this time I would like to thank Stacen Gross and the Dave Wiegand, Greg Schrader and Rick Scofield for their time and energy in helping us maintain our beautiful park after the City annexation. They have put in many hours of personal time, attending city council meetings as well as trying to make a contract to maintain our park. Thank you again for all the hard work and dedication to our subdivision, it cannot be easy all the time so thank you!

Treasurer's Report

<u>Beginning Balance:</u>			\$28,126.27
<u>Expenses:</u>			
OPPD (Mar, Apr)			\$110.26
1&1.com (Feb, Mar)			\$17.98
Holiday Inn Express (rental)			\$107.00
<u>Subtotal:</u>			\$235.24
<u>Credits:</u>			
2019 HOA Dues			\$3,365.77
<u>Total</u>			\$31,256.80
<u>Notes:</u>			
As of 14 Apr 19, 102 homeowners have paid in full for 2019.... 48 remain outstanding.			

Secretary's Report

Meeting minutes were approved from February 18, 2018. Motion was made by Dave Wiegand, second was made by Bruce Moser, pass with all yea votes. The residents at this time are getting notified about the HOA dues for the fiscal year 2019. The information was posted on the Facebook page, as well as the Nextdoor app. Stacen Gross reminded everyone at the meeting

that the **dues are not optional**. The HOA and annual dues were established by an amendment to 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 fountain and lighting feature, park trail and lighting, decorative street signs and park irrigation system. They do not allow these types of features in neighborhoods for fear that they will someday have to maintain them when the neighborhood is annexed into the City. The Blackhawk Homeowners Association is therefore contractually obligated to maintain these features even after annexation. The annual dues are needed to pay for said maintenance.

Welcoming Committee Report

We are truly excited to see the new neighbors and potential friends moving into our wonderful subdivision. Please pass along the names of new neighbors so we can get our welcoming committee around to their new residents, to provide information that is pertinent to the Blackhawk Subdivision. Also, Stacen Gross has designed our website so that all of the information for new residents is easily accessible. Please check it out at www.blackhawkhomeowners.org. It was discussed as well this month that with all the activity in Missy McCool's life right now that maybe we could help her out a little with this responsibility. Dave and Lisa Witkop expressed interest in helping out at this time, discussions will follow about responsibilities, thank you to all who are helping at this time, we have a wonderful Community of residents and thank you to Missy McCool for all of her hard work in the past.

Architectural Committee

The Blackhawk Neighborhood Covenants technically expired in February 2016 and with the impending annexation by the City of Bellevue, there really is no need to have a designated committee to enforce the covenants. We would like to thank Roger Keith for heading up this committee and the many years of dedicated service of always trying to make our subdivision look beautiful and well maintained. We are very grateful for all the work you have done over the last years! Thank you! Permits and inspections for all home improvements and exterior projects will now be directed to the City Permits & Inspections Department at <https://www.bellevue.net/departments/permits-inspections/overview>

SID Board Report

Stacen Gross provided everyone in attendance an update on the annexation and a summary of work completed to date between the SID Board and the City regarding the MOU discussed above. The City has told us that the annexation plans for Blackhawk were "accelerated" last Fall due to a letter received from the Federal Highway Administration regarding an ADA complaint filed by Frederick Payne, 2905 Courtney St. The ADA complaint stems from damage caused to Mr. Payne's driveway by a Sarpy County snowplow years ago and his request that SID 147 pay to have his driveway replaced. The SID Board declined to replace the driveway since the SID did not cause the damage and is technically not responsible for the repair and replacement of sidewalks and driveways per Nebraska SID Statute. As a result, Mr. Payne filed the complaint which resulted in the Federal Highway Administration walking our neighborhood and documenting 99 areas with ADA violations. The violations are mostly broken and sunken sidewalks and curb ramps that do not have the correct slope or direction. The Federal Highway Administration notified the City of Bellevue of the complaint and violations since we are in

the city planning and permits jurisdiction and basically directed the City to take control of our neighborhood in order to remedy the problem with the sidewalks, etc... This letter also threatened to withhold approximately \$16 million dollars in federal highway funds allocated for the widening of 36th street. The City basically had no choice but to annex Blackhawk as a result of Mr. Payne's complaint.

At this time the SID is trying to tidy up all the loose ends on their part, to get them fixed so we can maintain the beauty of our park. Commonwealth Electric and Millard Sprinkler have been in the park repairing an ongoing electrical problem and repairing broken lights. PLEASE REPORT ANY VANDALISM OR SUSPICIOUS ACTIVITY IN THE PARK. Some of the electrical problems have been caused by vandals getting into an electrical junction box and connecting the wrong wires together.

There is also a mandatory inspection of the storm sewer system that will be completed before annexation as required by the City.

Old Business

Most of the meeting was focused on the new business regarding annexation, rest assured that the Board will try to maintain the integrity of our park and neighborhood. We all benefit from the upkeep to the park as well, our homes and subdivision are quick to sell, because we do provide some upscale amenities to our subdivision.

New Business

Stacen Gross updated everyone on the status of the park maintenance contracts that will now be funded through our annual HOA dues along with the agreed upon contract payments from the City.

2019 Maintenance Contracts

1. **Four Alarm Lawn and Landscaping/Tops Lawn Care:** We have been using this company for a few years now. This Winter, an additional competing bid was received from another local company. After a review and discussion, it was agreed to stay with the Four Alarm Lawns and Tops.
2. **Tree Shrubs & More:** Stacen Gross again applied for a grant to help replant some trees lost due to the past storms, and we were approved again for this. We will receive 10 trees this year, and our portion was included in the original budget proposal.
3. **Millard Sprinkler:** Some expenses for the fixing of a junction box to regulate the watering, as it was damaged by some individuals during these past months, they are working with Commonwealth Electric to bury the electrical components to help protect them from damage.
4. **Commonwealth Electric:** as stated above they are working in the park to try and repair some junction boxes that were damaged, we are looking into a better way to protect the electrical system to help prevent damage in the future.
5. **Critter Control:** At this time we do not have any issues, we will contact them if a service is needed.

Public Comments

Garage Sale Dates: Missy McCool is again coordinating the annual garage sale. The date will be May 31st and June 1st, 2019. Thank you so much for all the help every year with the garage sales!

Location of meetings during inclement weather: Several suggestions were made to have it at the school, firehouse or have a Facebook meeting for future meetings if the weather is bad, no decision was made at this time.

Light poles in the park: When a light in the park is out and you need to report it, please notice that there are numbers on base of each pole facing away from the trail towards the grass, which several of us at the meeting did not know! Thank you for the help in making our park safe! The meeting was adjourned at 8:01 PM. The next meeting is planned for 7 PM on June 20, 2019 at the Blackhawk Park Pavilion.

Meeting Attendance

Stacen Gross
Dave Wiegand
Greg Schrader
Lynn Moser
Roger Keith
Rick Scofield