

Blackhawk Homeowners Association Meeting Minutes

June 20, 2019

We had 7 families in attendance, see attached sign in sheet

Blackhawk Park Pavillion

Meeting was called to order at 7:02 pm, by President Stacen Gross. Also in attendance was Vice-President Greg Schrader and Treasurer Dave Wiegand. Secretary Lynn Moser was absent and excused for a prior commitment. Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend meetings.

Treasurer's Report

<u>Beginning Balance:</u>	\$31,256.80
<u>Expenses:</u>	
OPPD (May, Jun)	\$110.52
1&1.com (Apr, May)	\$101.86
Trees, Shrubs and More	\$4,918.01
Lang Law LLC	\$26.50
Bagspot	\$349.65
USPS	\$13.75
<u>Subtotal:</u>	\$5,520.29
<u>Credits:</u>	
2019 HOA Dues	\$3,193.80
<u>Total</u>	\$28,930.31
<u>Notes:</u>	
As of 16 June 19, 139 homeowners have paid in full for 2019.... 11 remain outstanding. Liens will be filed on any outstanding dues that remain after August 1, 2019.	

Treasurer Dave Wiegand reported that progress is being made with getting all of the dues collected and that he will likely have to mail out a last few reminders to those that have not paid.

It was agreed to follow the past years practice again this year that any residents with past due balances on August 1, 2019 will be subject to a lien being placed on their property for the unpaid balance plus any legal and filing fees.

Secretary's Report

Stacen Gross presented the meeting minutes from the April 18, 2019 meeting. A motion was made by Dave Wiegand to approve the minutes with a correction. The Treasurer's report in the April minutes was actually the report from February. A second was offered by Rick Scofield and the motion passed with all yes votes.

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.

Old Business

Stacen Gross updated the group on the annexation which became official on June 2nd, 2019. The City Public Works Department has been doing inspections of the sanitary sewer system in the neighborhood related to the annexation and the City taking over maintenance for the sewer system. The trash service change seems to have gone off smoothly. Residents can contact Papillion Sanitation at any time to change out their initial medium sized carts for larger or smaller ones. SID 186 which is Oakhurst south and west of Blackhawk is now being targeted for annexation. The SID Board there has indicated their desire to have the City maintain their side of Blackhawk Park which sits west of 29th street and includes the playground and small detention pond. This will be a great example of how the City maintain the stretch of park compared to how we are maintaining our side of the park.

New Business

Stacen Gross updated everyone on the status of the park maintenance contracts that are now funded through our annual HOA dues along with the agreed upon contract payments from the City. The rapid growth of the trees in the creek was discussed and it was agreed to determine the need to have them removed at the August meeting. The pre-determined cost from Four Alarm Lawns is \$2,500 to remove the trees and chemically treat the stumps.

Public Comments

Garage Sale Dates: Missy McCool updated everyone on the 2019 garage sales and let everyone know that the 2020 sales will be June 5-6 in coordination with the other adjacent neighborhoods.

Use of the Fire Pit: John Dart asked about the use of the fire pit in the park. It was noted that it is available for use and that we just ask that fires being extinguished before leaving and that any trash or debris left over be removed and placed in the trash carts.

Critter Control: Ryan and Caitlin Schultz asked about Critter Control as they have observed some mole activity again behind their house in the park. It was agreed that they would be contacted to deal with the problem.

Animals Traveling Through the Area: Mark & Phyllis Elliott mentioned that some kind of animal, racoon, possum, rabbits, etc... has worn a path though their back yard as they move from the creek and culvert under 25th street into the park. They asked if it was OK to trap and relocate them, which is not a problem as long as the trapping is done on your property and not in the park.

Adjournment: A motion was made by Rick Scofield and seconded by Greg Schraeder to adjourn the meeting at 7:45 pm. The next meeting will be at the Blackhawk Park Pavilion on August 15th.

Meeting Attendance

Name	Address
Rick Scofield	2615 Blackhawk
Mark & Phyllis Elliott	2501 Blackhawk
Dave Wiegand	2915 Blackhawk Dr
Missy McCool	2801 Sheridan Rd
Ryan & Caitlin Schultz	2801 Blackhawk Dr
GREG SCHRAEDER	2903 SHERIDAN RD
John & Sherli Dart	2611 Blackhawk