

# Blackhawk Homeowners' Association Meeting Minutes

August 15, 2019

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

## Blackhawk Park – Bellevue, NE

Meeting was called to order at 7:01pm, by President Stacen Gross, Treasurer Dave Wiegand, and Secretary Lynn Moser were present; Vice-President Greg Schraeder was absent. Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend meetings.

## Blackhawk HOA Treasurer's Report - August 2019 15-August-2019

### Beginning Balance:

**\$28,930.31**

### Expenses:

OPPD (Jul, Aug)	\$110.62
1&1.com (Jun, Jul)	\$20.98
Trees, Shrubs and More	\$257.62
Lang Law LLC	\$21.50
Four Alarm Lawn	\$4,250.00
Commonwealth Electric	\$323.00
Commonwealth Electric	\$761.59

### Subtotal:

**\$5,745.31**

### Credits:

NRD Tree Grant	\$2,500.00
City of Bellevue (Park Maintenance)	\$15,000.00
2019 HOA Dues	\$1,098.08

### Total

**\$41,783.08**

### Notes:

As of 15 Aug 19, 149 homeowners have paid in full for 2019.... 1 remains outstanding.

2910 Sheridan

## Secretary's Report

Meeting minutes were approved from June 20, 2019. Motion was made by Bill Betz, second was made by Dave Wiegand, passed with all yeas votes. At current time, all residents dues are paid with just one exception. Dave is happy to report that that last one has made arrangements to have payment by 8/30/19. The annual HOA dues information was posted on the Facebook page, as well as the Nextdoor app. 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. There were a few different expenses listed on the Treasurer's report as we are taking over some of the SID expenses, such as the Four Alarm Lawn, as this is a shared expense with a city stipend to care for our area around Blackhawk Park.

## 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](http://www.blackhawkhomeowners.org).

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>

## Old Business

The meeting discussed the concerns over the fallen trees, as well as the expenses coming from the SID after annexation was complete.

## New Business

**Park Maintenance Update/ Status** –At this time we have begun to take over the care of the park, with the offset of the stipend from the City of Bellevue... it seems to be going well. In the near future we will have the brush by the creek through Blackhawk Park cleared. This expense was already figured into the yearly budget. It also appears that Oakhurst and other surrounding neighborhoods are also on the slate for annexation by the City this Fall.

**When and Here to have the next HOA meeting** – It was decided by the members who were present at the meeting to have the next meeting at the Holiday Inn Express. The HOA will provide small refreshments and snacks. The next meeting will be October 17<sup>th</sup>, 2019 at 7:00 pm.

**BHOA 2020 Budget** – The October meeting will be an opportunity to review the past years expenses and to begin planning for the calendar year 2020 budget. This process will also help us plan for any future increases in the annual dues. Currently our annual HOA dues are \$84/year. The dues have been constant since the HOA was created some 24 years ago. A slight dues increase is a possibility. Please come to the budget planning meeting in October to learn more.

## **Public Comments**

**Critter Control** - We will be contacting them to remove a few of the moles that have taken up residents in the Blackhawk Park.

**Speeding on Blackhawk** - We have noticed an increase in traffic on Blackhawk Drive with the closure of Capehart Rd at 36<sup>th</sup> Street. With the added traffic, speeding has also become more of a problem. There was a post on Nextdoor that a neighbor had alerted the police and the police have been out since school started. Several speeding tickets have been handed out apparently!

**What is happening at the Oakhurst Park Playground** – Many residents have asked about construction activity at the playground. The SID is having a contractor remove the wood mulch and replace it with sand which will likely be replaced by the City with wood mulch after annexation...

The meeting was adjourned at 7:29 PM. The next meeting is planned for 7 PM on October 17<sup>th</sup> at the Bellevue Holiday Inn Express.

## **Meeting Attendance**

See attached sign in roster

Name	Address
Lynn / Bruce Moser	2607 Blackhawk Dr.
Dave Wiegand	2915 Blackhawk Dr.
Bruce Betz	2813 Leavenworth Crest
Roger Keith	2918 Blackhawk Cir.
Ryan Stednitz	2801 Blackhawk Dr.
Sheri Kooki / Phon	2805 Sheridan Rd.