

## Blackhawk Homeowners Meeting Minutes

October 17, 2019

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

**Holiday Inn & Suites – 10804 S. 15<sup>th</sup> St, Bellevue**

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

### Treasurer's Report

**Beginning Balance:**

<b>\$41,783.08</b>
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**Expenses:**

OPPD (Sep, Oct)	\$261.82
1&1.com (Aug, Sep)	\$23.98
Trees, Shrubs and More	\$257.62
Lang Law LLC	\$57.65
Four Alarm Lawn	\$4,250.00
Critter Control	\$1,033.62
UPS Store	\$42.80
Holiday Inn Express	\$107.00

**Subtotal:**

\$6,034.49

**Credits:**

2019 HOA Dues	\$84.18
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**Total**

<b>\$35,832.77</b>
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**Notes:**

As of 21 Sep, 19, all 150 homeowners have paid in full for 2019.

## Secretary's Report

Minutes were approved by Sheri Koski and the second was Dave Wiegand. All in attendance voted yea for the secretary's report from the prior meeting of August 15, 2019.

## 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. Dave Wiegand sends out a basic HOA dues letter to the title agent for new residents if he is contacted by the lien company, or title company, it includes the links to all the Blackhawk information and links to websites as well. We also have a website with all the information for new residents, so it is easily accessible. Please check it out at [www.blackhawkhomeowners.org](http://www.blackhawkhomeowners.org)

## City Report

Since we are now part of the City of Bellevue, the standing report on SID Board activities will now be a "City Report" which will detail any news pertinent to our neighborhood along with an update on any work the City may be planning or doing in the neighborhood. Stacen Gross provided everyone in attendance an update on the annexation and distribution of work between the HOA and the City. Some of the work around the neighborhood to address deficiencies in the ADA requirements has begun with the tear out of a section of the park trail which had a manhole cover that stuck up above the surface of the pavement. The City also plans to replace a couple of stop signs on Blackhawk Dr that are now smaller than current regulations. The signs were correct with standards when installed by BHOA years ago.

## Old Business

**City of Bellevue Update** - The City of Bellevue has annexed another 12 more neighboring subdivisions. There was some recent work completed in the park that is right off Oakhurst, with sand, it is suggested that it will be replaced with wood chips again in the near future.

## New Business

**Park Maintenance Update/Status** - Mowing season is almost complete for the park. The Board has already included the expense of the tree and shrub removal of the brush and tree debris that is located along the creek in Blackhawk park, this work will be completed in the near future. It is also been brought to the Board's attention that TOPS lawn service fees may increase for the fertilizer next year.

The City will be taking over snow removal in the park during the upcoming Winter. We are hopeful that they will use the small vehicles to clean off the walking paths and not full-size pickup trucks.

At this time, the city is looking into bids to shut down the sprinklers in the park and has reached out to Stacen Gross to inquire who has been used in the past and what an estimate would be to complete the work.

**2020 Budget Discussion/Planning/Acceptance** - Stacen Gross presented the Board with a draft budget to show the projected revenues and expenses for calendar year 2020. He had a spreadsheet format that allowed us to see what we would need to collect for new homeowner dues to ensure that we could continue to maintain the park and the areas around us in 2020 and as well as 5 years into the future. At this time the Board would like to keep a minimum reserve of around 20% of the annual budget to carry over from year to year to be able to address emergency repairs, etc.... It was noted that the HOA dues have remained level at \$84 since the 1990s, so a planned increase is likely overdue, especially with the expenses associated with the park maintenance agreement with the City. A summary of the spreadsheet analysis is attached to the minutes.

After much discussion, a motion was made to raise the annual homeowner's dues to \$100.00 for the year 2020. To ensure that these monies would be available throughout the year for us to pay bills and update equipment etc., we are asking that the 2020 homeowner's dues of \$100.00 be paid in full by April 30, 2020. The motion was introduced by Dave Wiegand and Don Koski seconded; all in attendance voting yea, motion carried.

Part of the discussion regarding annual dues centered around late payments and how some homeowners pay in January and others choose to pay in October. Now that the funds are needed to pay bills associated with park maintenance, the timely payment of the annual dues is critical. Payment of the dues is not optional. In order to encourage the prompt payment of dues, a late fee or penalty, etc... was discussed. Following much discussion, a second motion was made to clarify that the annual dues are payable from January 1 to April 30, 2020. Payments made after May 1, 2020 will be assessed a \$20 late fee increasing the dues to \$120.00. If payment is made after September 1, 2020 an additional \$20 late fee will be added increasing the dues to \$140.00. The motion also included the provision for liens to be filed on any property with unpaid dues on December 15, 2020. The motion was presented by Roger Keith and the second was to Catherine Breu. All in attendance voted yea, motion passed.

An updated 2020 HOA dues letter will be going out to all residents by Dave Wiegand sometime after the Christmas holiday, to explain all the upcoming changes to the homeowner's dues including the new rate of \$100.00. There is also a link on our Blackhawk homepage that residents can click to pay their dues via PayPal as well. This would be the preferred way to pay the homeowners due, as it goes directly to the HOA PayPal account. Please be on the lookout for that information after the holidays.

**Christmas Decorations** - A motion was made by Greg Schraeder to update of Christmas decorations for the front entrance to Blackhawk. After some discussion, the motion was amended to authorize a budget of \$2,500. The motion was then seconded by Sheri Koski and Bruce Moser. All in attendance voted yea. Stacen Gross and Greg Schraeder agreed to contact Bright Ideas and see what the cost would be for new decorations and for them to put them up and also store them.

## Public Comments

It was noted that the City removed some dead tree limbs that had been laying in the park for some time.

## Adjournment

Meeting ended at 8:09 pm

**Next meeting: April 16, 2020 at 7pm, location will be the Blackhawk Park Pavilion**

## Meeting Attendance

Name	Address
Steen Gross	2920 Blackhawk Cir
Sheri & Don Koski	2805 Sheridan Rd
Lynn / Bruce Mason	2607 Blackhawk Dr.
Dave Wiegand	2915 Blackhawk Dr
GREG SCHRAEDER	2903 SHERIDAN RD
Ryan Stednitz	2801 Blackhawk Dr
Catherine Brown	2507 Blackhawk Dr
Roger Keith	2918 Blackhawk Dr

**Budget Planning Worksheet**  
**October 17, 2019**

Item #	Expense/Service Description	2019 Budget	2019 Est. End Balance	2020 Budget	2021 Budget	2022 Budget	2023 Budget
1	Mowing	\$15,000	\$0	\$16,000	\$16,100	\$16,200	\$16,300
2	Turf Care/Fertilizer & Weed Control	\$1,500	\$0	\$2,000	\$2,100	\$2,200	\$2,300
3	Critter Control/Mole Removal	\$1,000	-\$500	\$1,500	\$1,500	\$1,500	\$1,500
4	Creek Bank/Drainage Maintenance/Repair	\$0	\$0	\$3,000	\$3,000	\$3,000	\$3,000
5	Irrigation System Maintenance	\$500	\$0	\$1,000	\$1,000	\$1,000	\$1,000
6	Park Lighting Repairs	\$500	-\$600	\$1,500	\$1,500	\$1,500	\$1,500
7	Trees Shrubs & More/Landscape Maintenance	\$2,315	-\$126	\$2,500	\$2,600	\$2,600	\$2,600
8	Trees Shrubs & More/2019 Tree Grant	\$2,992	\$0	\$3,000	\$3,200	\$3,200	\$3,200
9	MUD/Irrigation System Water Use	\$1,000	\$0	\$2,000	\$2,000	\$2,000	\$2,000
10	OPPD/Park Lighting	\$2,400	\$1,500	\$2,400	\$2,500	\$2,500	\$2,600
11	OPPD/Front Entrance Lighting	\$1,000	\$500	\$1,000	\$1,000	\$1,000	\$1,000
12	Dog Waste Bags	\$600	\$350	\$500	\$500	\$500	\$500
13	Decorative Street Sign Maintenance	\$500	\$500	\$1,000	\$0	\$0	\$0
14	Administration/Misc/Website/Supplies/Legal	\$5,000	\$2,500	\$5,000	\$5,000	\$5,000	\$5,000
15	<b>Annual Expenses Subtotal</b>	<b>\$34,307</b>	<b>\$4,124</b>	<b>\$42,400</b>	<b>\$42,000</b>	<b>\$42,200</b>	<b>\$42,500</b>
<b>Revenue Description/Source</b>							
16	Balance Forward		\$9,928	\$35,833	\$25,933	\$16,433	\$6,733
17	HOA Annual Dues		\$12,529	\$15,000	\$15,000	\$15,000	\$15,000
18	City of Bellevue Annual Maintenance Payment		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
19	NRD Tree Grant		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
20	MUD Credit		\$0	\$13,529	\$0	\$0	\$0
21	<b>Available Revenues</b>		<b>\$39,957</b>	<b>\$68,333</b>	<b>\$58,433</b>	<b>\$48,933</b>	<b>\$39,233</b>
<b>Ending Balance</b>			<b>\$35,833</b>	<b>\$25,933</b>	<b>\$16,433</b>	<b>\$6,733</b>	<b>-\$3,267</b>

**Annual Dues Rates**

**2019**  
**\$84**

**2020**  
**\$100**

**2021**  
**\$100**

**2022**  
**\$100**

**2023**  
**\$100**