

## **Blackhawk Homeowners Meeting Minutes**

**April 29, 2021**

**We had 10 families in attendance**

**Blackhawk Park Pavilion**

Meeting was called to order at 7:04 pm, by President Stacen Gross. Also in attendance was Vice-President Greg Schraeder and Treasurer Dave Wiegand.

### **Attendee Introductions**

Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend meetings.

### **Approval of Minutes**

Meeting minutes were approved from October 22, 2020. Motion was made by Dave Wiegand, second was made by Greg Schraeder, pass with all yea votes.

### **Treasurer's Report**

Dave Wiegand presented the Treasurer's Report (below). Motion to approve by Catherine O'Brien to approve the report as presented, second by Donald Deeds. All in attendance voting yes.

## Blackhawk HOA Treasurer's Report - April 2021 24-April-2021

**Beginning Balance:**

**\$35,192.96**

**Expenses:**

OPPD (Nov, Dec, Jan, Feb, Mar, Apr)	\$850.83
Annual Dues Supplies (envelopes, labels, stamps, printing)	\$124.64
Weblife Stores	\$312.89
Bagspot (waste bags for park)	\$335.65
Lang LLC (Lien filing)	\$22.50
NE Sec State - HOA report	\$23.00
Four Alarm Lawn (Nov, Dec)	\$4,750.00
Trees, Shrubs and More (Nov, Mar)	\$1,828.01
Brite Ideas decorations	\$1,002.00
President/Treasurer stipend (Gross/Wiegand)	\$1,200.00

**Subtotal:**

\$10,449.52

**Credits:**

2021 HOA Dues	\$14,253.25
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**Current Balance:**

**\$38,996.69**

**Notes:**

**As of 24 Apr 2021:**

142 homeowners have paid their HOA dues in full for 2021.  
8 remain unpaid:

2606, 2609, 2611, 2909 Blackhawk  
2812 Courtney Circle  
2916 Courtney Dr  
13505, 13507 26th St Circle

Dave Wiegand noted that he has been in contact with some of the remaining residents with unpaid dues and that all but 2 residents had made arrangements for payment.

## **City of Bellevue Report**

The group discussed the pros and cons of the City's snow removal job this past Winter. It was agreed that it was likely not as timely as with our private contractor, it was something that would be difficult to budget and plan for and that we will revisit the issue this Fall.

The City is responsible for the removal of damaged trees in the park along with downed branches. There are a couple of trees that need to be cut down and the City will be contacted.

The walking trail bridge located across the street from the fire station on 25<sup>th</sup> street was discussed again. The HOA Board is working with the City to plan for the eventual replacement. More info on this subject will be forthcoming.

Mr. Gross is working with the City and DP Mobile Welding to repair the decorative stop sign at the corner of 25<sup>th</sup> Street and Blackhawk Drive. Parts have been ordered and received. Once repaired, the City will reinstall. The City again advised that if we did not repair the sign post, they would just install a green metal post and sign and remove the concrete sign base.

## **Park Maintenance Update/Status**

Trees, Shrubs and More has already completed the Spring clean-up and new mulch placement. Four Alarm law Care has mowed a couple times and has completed the creek bank clearing. The circular raised planer near the middle creek bridge that was installed and maintained by a past homeowner on the Oakhurst side is no longer being maintained and has become an eyesore. The options would be to keep it and have someone adopt it for maintenance and new plantings, have Trees, Shrubs and More maintain it with the other areas of the park or remove it and plan grass. The group opted to keep it and have Trees, Shrubs and More add some shrubs that can be easily maintained.

Commonwealth Electric just completed some repairs to one of the walking trail lights as well as one of the front entrance lights damaged by a tree in the wind.

The sprinklers will be started up in late May. There may be an electric issue from last year that will need to be dealt with as the south side sprinkler controller did not run most of last Summer because it had no power.

The HOA has received a Celebrate Trees grant again this year to plan 10 new trees in the park. Mr. Gross will be meeting with Trees, Shrubs and More in the next two weeks to plan out the locations so the trees can be planted. Tres, Shrubs and More will also be asked to provide some maintenance on the trees planted last year as Nancy Shultz stated that a small tree behind their house is leaning over and should be staked for support and proper growth.

## **New Business**

Catherine O'Brien asked about the costs and quantity for the front entrance Holiday lighting. Greg Schraeder commented that he was not happy with how the lights were installed this past year by Brite Ideas. It was agreed to revisit the lights, placement and storage this Fall. Mr. Gross brought up the possibility of renting a storage unit to just store the lights ourselves. Kristin Burt noted that there are likely other companies like landscape companies that could install the lights for us, maybe at a better price.

## Public Comments

Everyone in attendance discussed neighbors moving out and new residents moving in as there seems to be lots of homes selling recently in the neighborhood, likely due to the extreme sales prices.

## Adjournment

The meeting was adjourned at 7:45 PM. The next meeting is planned for 7 PM on June 17, 2021 at the Blackhawk Park Pavilion.

## Meeting Sign-In Sheet

Name	Address
Steven Graw	2920 Blackhawk Cir
Dave Wiegand	2915 Blackhawk Dr
Donald & Dena Deeds	2902 Schuermann Dr
Cody & Kristin Burt	2804 Blackhawk Dr
John & Nancy Shultz	2705 Blackhawk Dr
Lina Cashin	2509 Blackhawk Dr
Catherine O'Brien	2507 Blackhawk Dr
Roger Keith	2918 Blackhawk Cir
GREG SCHRAEDER	2903 SHERIDAN
Shelli & John Darr	2611 Blackhawk Dr