

Blackhawk Homeowners Meeting Minutes

April 14, 2022

We had 5 families in attendance, see attached sign in sheet

Meeting was called to order at 7:00 pm, by President Stacen Gross. Also in attendance was Vice-President Greg Schrader, Treasure Dave Wiegand, and Secretary Lynn Moser.

Attendee Introductions

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

Approval of Minutes

Meeting minutes from April 29, 2021 were approved. Motion was made by Roger Keith, second was made by Dave Wiegand, pass with all yea votes. 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.

Treasurer's Report

Dave Wiegand presented the Treasurer's Report (below). Motion by Greg Schrader to approve the report as presented, second by Lynn Moser. All in attendance voting yes.

Blackhawk HOA Treasure's Report - April 2022

10 April 2022

Beginning Balance:

\$25,539.54

Expenses:

OPPD (Nov, Dec, Jan, Feb, Mar, Apr)	\$807.43
Four Alarm Lawn (Nov, Dec,)	\$3,125.00
Millard Sprinkler	\$450.00
HOA officer stipend (Gross, Wiegand)	\$1,200.00

Commonwealth Electric	\$247.50
Menards	\$9.61
Hobby Lobby	\$64.34
DP Mobile Welding	\$225.00
Fed Ex Printing, Stamps, Envelopes (Annual Dues mailing)	\$178.54
Brite Ideas	\$1,272.00
Bagspot	\$335.65
Trees, Shrubs and More (Nov, Dec, Mar)	\$4,917.70

Subtotal: \$12,832.77

Credits:

2022 HOA Dues	\$12,991.72
City of Bellevue Mx Funds (Nov 2021)	\$15,000.00

Current Balance:

\$40,698.49

Notes:

As of 10 Apr 2022:

130 homeowners have paid their HOA dues in full for 2022.
20 remain unpaid:

2510, 2511, 2602, 2606, 2609, 2611, 2702, 2704, 2805, 2907, 2909, Blackhawk
2910 Sheridan
2908 Courtney Dr
13308, 13310, 13311, 13312, 13406, 13407 S. 28th St
13507 S. 26th St Circle

Please note that we still have two (18) homeowners that have not paid their 2022 dues.

Park Maintenance Update / Status

There are several items that are in the process of getting replaced or fixed in Blackhawk Park:

- The street sign at 29th and Shuemann Dr has been removed and is being repaired. The base of the fixture will need to be replaced because the bottom of the sign has been steadily rotting out due to environmental factors.

- The Low Voltage lighting fixture by the front entrance: The transformer is no longer working and will need to be replaced. We are working with Commonwealth Electric on this now.
- There are several lights that are in need of repair throughout the park. The old fixtures at the top of the posts are custom order at a cost of \$1,800 each. We are looking into an option to replace just the fixtures at an estimated cost of around \$500 per post including installation.
- We have once again received a \$2,500 Celebrate Trees grant from the Papio-Missouri River NRD. Tres Shrubs and More will be planting 10 new trees in the park around mid April.
- Last, there is some additional cleanup and mulch placement needed in the park under the outcropping of trees adjacent to the creek just east of the fire pit and pavilion on the south side of the creek. Trees Shrubs and More will be contacted about adding this area to our annual maintenance program.

New Business

Yearly Invoice to the City for Maintenance of Blackhawk Park:

We are in the process of submitting the invoice for the maintenance of Blackhawk Park contract with the city. The agreement allows us to impose up to a 5% increase annually this year. The Board agreed to impose a 4% increase for 2022.

Yearly Dues:

Thank you to all who have paid your homeowners dues for the year 2022 already. We as a Board have agreed to forego the first round of late fees for homeowners' payments due to rising expenses in our community. We will evaluate this as a Board at the next meeting for the next round of deadlines for the homeowner payments.

HOA Resignation:

The Board received a written request from a resident to resign from the HOA. The Board agreed to refer this matter to our legal counsel for further direction.

Public Comments:

Discussion was had regarding maintenance and improvements to the Blackhawk Pavilion as it is looking bad, including broken grill tops, outdated light fixtures and graffiti on the ceiling. This structure is now technically owned by the City and our agreement with the City does not really define who shall maintain the pavilion. The City will be consulted regarding the maintenance and this item will be discussed again at a future meeting.

It is that time of year where we all have outdoor projects being at our homes with contractor vehicles and materials curbside in front of our property. Some residences have expressed concern regarding the amount of time piles of landscaping materials can be placed in the street as it does tend to impact traffic, especially on major streets. The City of Bellevue does have a

permit process to allow for the placement of materials on the street. We as homeowners have a responsibility to keep the area in front of our homes open and organized and for other residents to not be hindered by our improvements.

As an FYI, Scooters Coffee off 25th and Capehart Rd now has conference rooms available for their customer's use. This could be an option for future Homeowners' Association meetings in case of unpredictable Nebraska weather. Please be sure to check our Social Media and website for changes to the times and locations of our meeting.

Adjournment

The meeting was adjourned at 7:29 PM. The next meeting is planned for 7 PM on August 18, 2022 at the Blackhawk Park pavilion.

Meeting Attendees

Name	Address
Steven Gross	2920 Blackhawk Cir
Roger Keith	2918 Blackhawk Cir
Dave Wiegand	2915 Blackhawk Dr
GREG SCHRAEDER	2903 SHERIDAN
Wynne MBSH	2907 Blackhawk Dr.