

Blackhawk Homeowners Meeting Minutes

August 18, 2022

We had 8 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 and Treasure Dave Wiegand. Secretary Lynn Moser was excused absent.

Attendee Introductions

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

Approval of Minutes

Meeting minutes from April 14, 2022 were previously approved via email.

Treasurer's Report

Dave Wiegand presented the Treasurer's Report (below).

Beginning Balance:

\$48,711.03

Expenses:

OPPD (Jul, Aug)	\$247.26
Four Alarm Lawn (Jun)	\$3,195.00
Commonwealth Electric	\$720.83
DP Mobile Welding	\$450.00
Millard Sprinkler	\$537.45
Trees, Shrubs and More (Apr, May)	\$279.39

Subtotal:

\$5,429.93

Credits:

2022 HOA Dues	\$98.92
Papio NRD Tree Grant	\$2,500.00

Current Balance:**\$45,880.02****As of 14 August 2022:****144 homeowners have paid their HOA dues in full for 2022.****6 remain unpaid:**

2611, 2805, 2909, Blackhawk
 13308, 13311, 13406 S. 28th St

Park & Neighborhood Maintenance Update

There are several updates below:

- The stop sign at 29th and Courtney was hit by a car and was in lots of pices, although our mobile welding guys at DP Mobile Welding were able to repair and reinstall it.
- We have had a couple sprinkler repairs. We had a damaged head that was leaking on the west end of the park near 29th street. We are also having some issues with the sprinkler system that waters the north side of our front entrance along 25th street. Millard Sprinkler and Mr. Gross have spent quite a bit of time at the front entrance tracking down pipes, and heads and have determined that a line supplying water to some of the heads is likely damaged under Blackhawk Dr. as it makes its way from the valve box in the center island under Blackhawk Dr to the heads along the fence along 25th street. Millard Sprinkler will be getting us a quote to run a new line and to update the sprinkler controller and valves.
- We were having some power issues at the front entrance. Commonwealth Electric found a damaged breaker in the outdoor panel that serves the front entrance and made the repairs.
- 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. Greg Schrader was able to find a replacement fixture that fits the posts and will be virtually maintenance free as they have no glass that gets dirty or broken. Greg was able to get one for free so we could see if it works. Commonwealth Electric installed it and it works great. These lights will run around \$450 each plus installation going forward. We discussed beginning to proactively replace some of the old fixtures as funds are available. There was no decision on this.
- Trees Shrubs & More planted our 10 new trees this Spring that were part of the \$2,500 Celebrate Trees grant from the Papio-Missouri River NRD.
- Last, we discussed the need to once again have he brush, weeds and volunteer trees cleared from the Blackhawk Park Creek as it is completely overgrown. We will be reaching out to Trees Shrubs & More again this Fall to clear this out like we did last Fall.

City of Bellevue Update

The City has commissioned a parks study and plan with Lamp, Rynearson & Associates. Jeff Spiehs is leading this effort for the consultant and he has been communicating with one of our homeowners, Catherine O'Brien. Catherine attended one of the community open house meetings on the topic. Jeff was to have joined us tonight, but had a family emergency come up last minute. We will try to schedule some time before our next meeting with Mr. Spiehs and the Board members to share our thoughts and provide details on our public-private partnership for park maintenance since it is the only arrangement like this in Bellevue.

New Business

Neighborhood Fun Activity – Food/Drink Trucks on 29th

Brianne Ott contacted the Board asking if we would support a fun activity for the Blackhawk and Oakhurst neighborhoods and have some food and drink trucks park on 29th street between Blackhawk and Rahn. Everyone agreed this would be a great idea and it is scheduled for September 30th from 5-7 PM. Brianne has Sweet Treats Mini Donuts truck committed and will work with Greg Schrader to maybe get some additional complementary truck(s) like a drink truck and/or a truck serving a main course items like tacos, etc... There will be more details coming soon on our social media channels for this event.

Public Comments:

One of the residents in attendance asked the group if they had any recommendations for fence repair contractors. Some names were thrown out. Just a reminder that our social media sites like the Facebook page and Nextdoor can be great resources to post questions about reputable contractors, etc...

Adjournment

The meeting was adjourned at 7:40 PM. The next meeting is planned for 7 PM on October 20, 2022 at the Blackhawk Park pavilion.

Meeting Attendees

Name	Address
Stacy Gross	2920 Blackhawk Cir
Roger Keith	2806 Blackhawk Dr
Henry Whitfield	2913 Sheridan Rd
Dave Wiegand	2915 Blackhawk Dr
Shelli Pant	2611 Blackhawk Dr
MARK & CINDY SCHRAM	2809 COURTNEY CIRCLE
Brianne Ott	13504 S 210 th Cir
GREG SCHRADER	2903 SHERIDAN RD