

Blackhawk Homeowners Meeting Minutes

April 20, 2023

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

Tonight's meeting is being held at Scooters Coffee at 22nd and Capehart Rd due to chilly conditions outside. Meeting was called to order at 7:04 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand. Vice President Greg Schrader and Lynn Moser were excused due to prior commitments.

Attendee Introductions

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

Approval of Minutes

Meeting minutes from October 20, 2022 were previously approved via email.

Treasurer's Report

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

Beginning Balance:

\$39,058.19

Expenses:

OPPD (Nov, Dec, Jan, Feb, Mar, Apr)	\$808.53
Bagspot (Dog Waste Bags)	\$398.65
Stacen Gross - BHOA Stipend (Dec 2022)	\$600.00
David Wiegand - BHOA Stipend (Dec 2022)	\$600.00
Menards (Holiday Décor Supplies)	\$322.06
Four Alarm Lawn (Nov, Dec)	\$3,570.00
Fed Ex Printing (Dies Letters)	\$88.69
Target	\$11.85
USPS – stamps	\$72.00
NE Secretary of State	\$28.00
Sarpy Co Assessor	\$20.50
JTM Plumbing & Drain (Fountain Pit Repairs)	\$4,520.00

Millard Sprinkler (Fall Closedown) \$480.00
 Trees, Shrubs and More (Nov refresh + creek bank clearing) \$3,673.56

Subtotal: \$15,193.84

Credits:

2023 HOA Dues \$11,901.97

Current Balance:

\$35,766.32

Notes:

As of 15 April 2023:

119 homeowners have paid their HOA dues in full for 2023.

31 remain unpaid

Each year, a planned operating budget plan is prepared. The 2023 budget is as follows: It is important to mention that all expenses noted in the budget are all still subject to Board approval.

Item #	Expense/Service Description	Budget Amount	Notes
1	Mowing	\$13,000	
2	Turf Care/Fertilizer & Weed Control	\$5,000	
3	Critter Control/Mole Removal	\$1,000	
4	Creek Bank/Drainage Maintenance/Repair	\$0	Reserve \$3,000 for emergency repairs
5	Irrigation System Start-Up & Maintenance	\$10,000	Includes front entrance redo
6	Park Lighting Repairs	\$500	
7	Holiday Decorations (Brite Ideas)	\$1,500	
8	Trees Shrubs & More/Landscape Maintenance (Qty 4)	\$3,000	
9	Trees Shrubs & More/2023 Tree Grant	\$4,000	
10	MUD/Irrigation System Water Use	\$0	MUD Credit
11	OPPD/Park Lighting	\$2,500	
12	OPPD/Front Entrance Lighting	\$1,000	
13	Dog Waste Bags	\$500	
14	Decorative Street Sign Maintenance	\$3,000	Maintenance & replacement
15	Adminsitration/Misc/Website/Supplies/Legal	\$5,000	
16	Annual Expenses Subtotal	\$50,000	
Revenue Description/Source			
17	HOA Annual Dues Payable	\$3,100	31 homes payable @ \$100/ea
18	City of Bellevue Annual Maintenance Payment	\$16,224	
19	NRD Tree Grant	\$2,500	
20	Annual Revenue Subtotal	\$21,824	
21	Funds On Hand	\$39,058	As of 4/20/2023
22	Projected Ending Balance 12/31/2023	\$8,382	

Park & Neighborhood Maintenance Update

There are several updates below:

- All of our maintenance contractors have been retained for an additional year of services based on commitments to provide 2023 services at little or no cost increases. Contractors are as follows: Four Alarm Lawn Care, Millard Sprinkler, Commonwealth Electric and Trees, Shrubs & More.
- We have, once again, submitted a grant request through the NRD Celebrate Trees Program which provides up to \$2,500 for 10 trees. The tree quote submitted for the grant is \$3,642.28. The added costs will be paid from existing BHOA funds.
- A municipal water leak was discovered this Spring inside the underground pit behind the old fountain. The leak flooded the pit. A plumbing contractor was hired to pump the water out and clean out all extra non-used plumbing from the pit and repair the leak. The cost was \$4,520.
- The stop sign at 29th Ave and Courtney was hit for a third time. The top of the sign was then stolen. The repair cost is estimated at \$850. The City has installed a U-Chanel post and stop sign in its place. The cost of a completely new sign that is a slightly different style may be a more cost effective solution as this sign seems to get hit every 2-3 years, New signs would have easily accessible replacement parts. As of this meeting, six homeowners have contacted the President asking that the decorative stop sign be replaced.

City of Bellevue Update

Park Lighting Upgrades

The City Parks Department has replaced all of the park walking trail lights with new modern LED light tops that are much brighter. Currently a section of lights is not working. The problem will be researched and repaired.

New Internet Service Providers (Fastwyre)

Some discussion was had on the status of the new internet service throughout the neighborhood. Any property damage that occurred during the installation need to be reported to FastWyre and the City of Bellevue Public Works Department. This includes damage to underground sprinkler systems, etc... Stacen Gross noted that there will be two more companies coming through this Summer into Fall, Google Fiber and Allo Communications, so there will be additional construction and headaches to come.

New Business

Neighborhood Garage Sales (June 2 & 3)

Thank you to Michelle McCool for her work all these years to organize the neighborhood garage sale. Michelle has agreed to help organize this year but would really like to have someone else take on this task next year. The need to advertise the garage sale and find out who will be

participating so this information can be shared as a part of the advertising was discussed. Brianne Ott and Catherine O'Brien agreed to work on social media advertising and promotion of the upcoming garage sales. Brianne also asked about when another food or drink truck event could take place. After much discussion, it was agreed that we should try and have a couple food/drink trucks available around the neighborhood during the garage sale (Saturday) to help draw people to our sales. The question of responsibility of meeting minimum orders for food/drink trucks that require guarantee of minimum sales was brought up. The group agreed that we should first search out vendors that do not have minimums, but if we do have to guarantee a minimum that Denny Whitfield's company and the HOA would share the responsibility for paying any added costs that may be required. From an HOA standpoint, we have always financially participated in promoting the neighborhood garage sales which was advertising in local newspapers, etc... Advertising did have a cost and since we no longer take out ads and just use social media, it would be fine to use the funds we would have used toward any food/drink truck charges. Brianne, Catherine and Cyn Whitfield will coordinate the food/drink truck(s).

Public Comments

Casino Construction Plans

Catherine O'Brien asked if anyone had any more information on a casino being proposed nearby. Denny Whitfield clarified that the location being discussed is actually not really nearby and is located on the east side of Hwy 75 just north of the Capehart Road exit. Nobody really had any more information other than it was talked about when gambling was first approved in NE, but nothing else public since then. Catherine expressed her concerns about decreased property values and other problems.

Adjournment

The meeting was adjourned at 8:02 PM. The next meeting is planned for June 15, 2023.

Meeting Attendees

Name	Address	Email	Phone
Steven Gray	2200 Blackhawk Cir	sgray@blackhawkcharters.org	402.321.0817
Roger Keith	2806 Blackhawk Dr	Keith5331@aol.com	402.212.1582
Ira Gaver	2811 Courtney Cir	igaver@frontier.org	402-960-8958
Angie Gaver	2811 Courtney Cir	agaver@cox.net	402-960-8962
Dave Wiegand	2915 Blackhawk Dr	dpwiegand@hotmail.com	402-292-0265
Brianne Ott	13506 S. 24th Cir	brianne.jacob.ott@	402-201-6280
Denny Whitfield	2913 Sheridan Rd	daw-services@car gmail.com	402-292-1221
Cat O'Brien	2507 Blackhawk Dr	c1o.blackhawk@gmail.com	402-708-4826
Cyn Whitfield	2913 Sheridan Rd	cyn5678@hotmail.com	531-721-6008