

## Blackhawk Homeowners Meeting Minutes

June 22, 2023

**We had 4 families in attendance, see attached sign in sheet**

Tonight's meeting is being held at Scooters Coffee at 22<sup>nd</sup> and Capehart Rd. Meeting was called to order at 7:07 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand and acting Secretary Molly Gross. Vice President Greg Schrader was absent/excused. Lynn Moser has served as our Board's Secretary for a number of years, but has asked that we find someone to replace her. Thank you for your service to our neighborhood Lynn! If anyone is interested in serving as Secretary, please contact one of the Board members.

### Attendee Introductions

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

### Approval of Minutes

Meeting minutes from April 20, 2023 were presented and reviewed, motion to approve from Shelly Dart, seconded by Dave Wiegand, all in attendance voting yes.

### Treasurer's Report

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

#### Beginning Balance:

<b>\$35,766.32</b>
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#### Expenses:

OPPD (May, Jun)	\$251.08
1 and 1.com	\$120.02
Menards	\$61.71
Four Alarm Lawn (May, Jun)	\$3,696.00
Trees, Shrubs and More (May x2)	\$5,533.95

#### Subtotal:

**\$9,662.76**

#### Credits:

2023 HOA Dues	\$992.44
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129 homeowners are paid for 2023

21 remain unpaid

Papio NRD - Tree Program

\$2,500.00

**Current Balance:**

**\$29,596.00**

Motion made by Shelly Dart, seconded by John Dart, all in attendance voting yes.

## **Park & Neighborhood Maintenance Update**

Stacen Gross presented the group with updates on park and front entrance maintenance, problems, etc...

- Four Alarm Lawn Care – Mowing has started for the year, and the first application of weed control and fertilizer has been applied.
- Millard Sprinkler – A water leak into the old fountain maintenance pit located in the island on Blackhawk Dr at 25<sup>th</sup> Street was discovered in March when the sprinkler system startup was scheduled. The pit was filled with clean water. JTM Plumbing was contracted to pump the water and repair the leak to the supply line in the bottom of the pit. This supply line provides water for the front entrance and park irrigation systems. Millard Sprinkler returned and was unable to get water from the pit to the sprinkler system valves at the front entrance and in the park. Millard Sprinkler initially proposed a TBD amount of hourly services to begin digging to find out where the problem was, but later offered us a set cost to basically redo the front entrance irrigation system, valves and controller knowing that some zones had stopped working and that a potential leak existed under the street. Action on the quote from Millard Sprinkler will be discussed on a later agenda item.
- JTM Plumbing – JTM has been helping us with the water leak in the fountain pit and was called back last week as the pit was once again filled with water. We figured this out as Dave Wiegand received a notice from MUD that 391,952 gallons of water had been used in the last billing cycle. Stacen Gross immediately went down to the pit only to see it full of water again. JTM has now pumped the pit again and found no leak, so the water leak and usage are now a mystery?
- Commonwealth Electric – Commonwealth provides repair services to the front entrance lighting and park entrance lighting off 26<sup>th</sup> and Blackhawk Dr. There has been no repairs since last Fall, although we do currently have a light out at the park entrance. This will be investigated and repaired.
- Trees, Shrubs & More – TS&M provides landscape maintenance for us. They also provide us with 10 new trees annually which are funded through the NRD Celebrate Trees Program. The trees for 2023 have been planted and the funds from the NRD have been received.

## New Business

### Repair/Replace Front Entrance Sprinkler System

As mentioned above, we have been provided with a quote for \$12,625.00 for the complete replacement of the front entrance irrigation system. This quote includes boring new casings under Blackhawk Dr from the center fountain island. This proposal is an alternative to a "blank check" proposal to start digging and try to repair the existing system, not knowing where anything thing is or what the problem are. All in attendance agreed that this seemed to be the best plan to address the situation. Fastwyre construction activity in the area was brought up as a possible source of some of the issues with the water leak and inability to get water from the pit to the irrigation valves. It will be hard to determine if any of the problems are related to the internet construction or now. Stacen Gross asked for a motion to proceed with the work. Motion by Shelly Dart and seconded by Dave Wiegand, all in attendance voting yes.

## Public Comments

None.

## Adjournment

The meeting was adjourned at 7:44 PM. The next meeting is planned for August 24, 2023.

## Meeting Attendees

Name	Address
Stacen Gross	2900 Blackhawk Cir
Melley Gross	" "
Dave Wiegand	2915 Blackhawk Dr
Ryan Stednitz	2801 Blackhawk Dr.
The Darts	2611 Blackhawk Dr