

Blackhawk Homeowners Meeting Minutes

October 26, 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. Meeting was called to order at 7:02 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand and Vice President Greg Schraeder. Secretary Molly Gross joined the meeting at 7:18 pm.

Attendee Introductions

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

Approval of Minutes

Meeting minutes from June 22, 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 August and October Treasurer's Reports (below). The August meeting was cancelled due to a lack of Board members able to attend, but a Treasurer's Report was prepared.

August 2023

Beginning Balance:

\$29,596.00

Expenses:

OPPD (Jul, Aug)	\$260.55
Amazon.com	\$212.22
Menards	\$96.00
Commonwealth Electric	\$214.00
JTM Plumbing & Drain	\$330.00
Millard Sprinkler	\$12,625.00
Carfax.com	\$10.00
Four Alarm Lawn (Jul, Aug)	\$5,260.00
Trees, Shrubs and More (Jul x3)	\$1,179.11

Subtotal: \$20,186.88

Credits:

2023 HOA Dues \$876.13

City of Bellevue \$16,224.00

Current Balance: **\$26,509.25**

Notes:

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

13 remain unpaid:

October 2023

Beginning Balance: **\$26,509.25**

Expenses:

OPPD (Sep, Oct) \$283.08

Bagspot \$385.70

Brite Ideas \$1,230.00

Commonwealth Electric \$942.00

Trees, Shrubs & More \$286.21

Millard Sprinkler \$480.00

Four Alarm Lawn (Sep, Oct) \$3,465.00

Subtotal: \$7,071.99

Credits:

2023 HOA Dues \$576.60

Current Balance: **\$20,013.86**

Notes:

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

8 remain unpaid:

MUD Balance (Credit):**\$2,784.11**

Dave Wiegand noted that we still have 8 homeowners that have not paid. As in years past, we will make an additional notification regarding dues payment before we file lien's sometime after December 1st. If you have not yet paid your dues for 2023, please do so as soon as you can.

Motion to accept the Treasurer's Reports made by Shelly Dart, seconded by Greg Schraeder, 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 – Provides mowing services, no issues or problems at this time. Snow removal from the park trail was brought up by Shelly Dart, noting that the City sometimes plows off the concrete and sometimes doesn't plow at all and that she misses when the mowing contractor also handled snow removal. Stacen Gross reminded the group that the main reason snow removal was handed off to the City in the cooperative agreement was the inability to really budget and plan for snow removal. Unlike mowing, you never really know how many times you will be paying for snow removal which makes it hard to plan for in the budget. Although, we may want to revisit this in the future if problems persist.
- Millard Sprinkler – Millard Sprinkler shut down and blew out the sprinkler system this past week in advance of the freezing temps. They also completed the complete rebuild/reinstall of the front entrance sprinkler system and it is now working as it should to keep everything green along 25th street. Additionally, there has not been any additional leaks inside the utility pit behind the fountain since the pit filled with water and racked up charges with MUD for water use that was fortunately paid for with a credit we have with MUD. Stacen indicated that some kind of monitoring system will be explored to identify if water is in the pit via some kind of light or something visible on the back of the fountain wall to avoid not knowing when there is a water leak in the pit.
- Commonwealth Electric – Commonwealth provides repair services to the front entrance lighting and park entrance lighting off 26th and Blackhawk Dr. Recently, they removed and "capped off" the power to a light pole behind the front entrance brick wall that was impacted by a car accident. Removal and capping off was the lowest cost solution and the light really did not provide any benefit in the location as the area is pretty well lit from the street lights in the area.
- 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. A couple of the new trees did not survive and TS&M will be asked to replace them in the Spring when we plant 10 more trees through the grant program as the NRD has already sent us the 2024 application form.

New Business

Vehicle Damage to Front Entrance

As mentioned above in the Commonwealth Electric section, a vehicle driven by Drew Kaiser ran into the rear of the front entrance island at 25th and Blackhawk Dr on 8/7/23 at 4:46 AM per the police report. Stacen Gross and Dave Wiegand have made attempts to contact this person by cell phone and US mail with no response. It was agreed at the meeting that the next step will be to send him an email as we were able to locate an email address through the base directory. The police report estimated the light pole damage at \$1,500 and the actual costs per Commonwealth Electric to just remove and cap off the pole is \$963. We expect Mr. Kaiser or his insurance to reimburse us for these costs. Stacen and Dave will continue to pursue this matter.

Dog Waste Bag Dispenser Damage

Bill Betz who has been taking care of our 4-5 dog waste bag dispensers in the park including ordering new bags, refilling them with new bags and also taking the trash carts from inside the large black enclosures to the curb every 2 weeks on trash day contacted us this past week about kids getting into the dispenser close to 25th street and removing all of the bags and throwing the new unused bags into the trash cans. These bags cost our HOA hundreds of dollars annually and we are not sure why someone wants to just throw them away. As a result, it was agreed by the Board that we will not place new bags in the dispenser close to 25th street for the time being. We hope the problem doesn't spread to the other dispensers as we will have no choice but to stop sticking those dispensers as well. Stacen will put something out on social media asking anyone using the park to please keep an eye out for anyone messing with the bag dispensers and to contact Bellevue Police at 402.593.4111 to report vandalism.

We want to thank Bill for taking care of the dog waste bags and park trash cans for many years. Bill needs to hand this job off! Therefore, we are seeking volunteers to take these tasks over for us. Please contact Stacen Gross via email at sgross@blackhawkhomeowners.org or via our Facebook Page if you would like to help out!

Public Comments

Shelly Dart and Catherine O'Brien both advised that a number of sink holes have developed throughout the park along the creek near the bridges. Stacen Gross will take a look and visit with TS&M to see if they can fill the holes in the Spring using direct from the new tree plantings or just bring in dirt to fill the holes.

Shelly also noted that the wooden deck boards on the bridge close to 29th street are beginning to warp, crack and pop up. The City seems to be up to maintaining the bridges based on a past discussion with the Public Works Director, although we have now had two new Public Works Director's come through, so Stacen agreed to have another conversation about park bridge repairs with the current Public Works Director to see if they are still willing to help with the repairs.

Adjournment

The meeting was adjourned at 7:42 PM. The next meeting is planned for April 25, 2024.

Meeting Attendees

Name	Address
Denny Whitfield	2913 Sheridan Road
GREG SCHRAEDER	2103 SHERIDAN
Bill PETZ	2813 COURTNEY CIR.
Dave Wiegand	2915 Blackhawk Dr
Shelli Daet	2611 Blackhawk Dr
Stacey Gross	2900 Blackhawk Cir
Catherine Dyrien	2507 Blackhawk Dr
Molly Gross	2920 Blackhawk Circle