

Blackhawk Homeowners Meeting Minutes

April 25, 2024

We had 6 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 7:04 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand and Vice President Greg Schraeder. Secretary Molly Gross was excused.

Attendee Introductions

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

Approval of Minutes

Meeting minutes from October 26, 2023 were presented and reviewed, motion to approve from Shelli Dart, seconded by Dave Wiegand, all in attendance voting yes.

Treasurer's Report

Dave Wiegand presented the April Treasurer's Reports (below).

April 2024

Beginning Balance:

\$20,013.86

Expenses:

OPPD (Nov, Dec, Jan, Feb, Mar, Apr)	\$856.57
Commonwealth Electric	\$321.00
Trees, Shrubs & More (Nov, Mar)	\$2,248.64
Stacen Gross - President	\$600.00
David Wiegand - Treasurer	\$600.00
Sarpy Co Clerk (Lien filing)	\$30.75
UPS Store (notary)	\$15.00
Dues mailings (Printing, stamps, envelopes)	\$206.54
Millard Sprinkler (Aug '23 invoice)	\$817.00
Four Alarm Lawn (Oct, Dec)	\$4,695.00
No Pressure Power washing	\$310.80

Subtotal: **\$10,701.30**

Credits:

2024 HOA Dues	\$12,509.82
USAA insurance check (Front lamp damage)	\$963.00

Current Balance:

\$22,785.38

Notes:

122 homeowners have paid their HOA dues in full for 2024.
28 remain unpaid:

MUD Balance (Credit):

\$4,082.40

Dave Wiegand noted that we still have 28 homeowners that have not paid annual dues. Annual dues will increase from \$100 to \$120 on May 1st. Just a couple notes on the report. The bill from No Pressure Power Washing was for the removal of graffiti on a trash cart enclosure in the park and on the back of the front entrance brick wall. The USAA insurance payment was from the person that ran their car into the light pole and trees behind the front entrance brick wall. The MUD credit recently increased due to additional credit being added when a new meter reading sensor was installed as previous readings for usage were estimated. Motion to accept the Treasurer's Reports made by Rich Cech, seconded by Shelli 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 – This contractor has been retained for mowing and turf care for 2024. The company is now owned by Nathan Schenck who grew up in Blackhawk. Nathan purchased the company over the Winter from Nick Thoreen. I believe having someone that grew up here and whose Mother still lives here will serve the neighborhood well. The price increase from 2023 to 2024 was less than 2% which also played into the decision to continue on with Four Alarm Lawn Care.
- Millard Sprinkler – We will continue to use Millard Sprinkler to maintain the park and front entrance sprinkler system for 2024.
- Commonwealth Electric – Commonwealth provides on-demand repair services for the lighting at the front entrance and entrance to the park at 26th and Blackhawk Dr. The City Parks Department has now taken over maintenance responsibility for the park trail lights when they replaced the tops with new LED fixtures.

- Trees, Shrubs & More – TS&M will continue to provide landscape maintenance for us. They presented us with less than 2% increase for 2024. They will also be providing us with 10 new trees this Spring as we have once again been awarded a Celebrate Trees grant through the NRD. The new trees will be planted in May.
- Dog Waste Bags – Ryan Stednitz agreed to take on the maintenance of the dog waste bag dispensers in the park. Ryan is also making sure the trash carts get put out on trash day. Thank you Ryan!
- Park Trash Service – Stacen Gross has been working with Jim Shada at the City Parks Department on a long-term plan for park trash cart emptying. The City has agreed to take this on after May 1 with some final logistical details regarding the trash cart in the middle of the park still being worked out.

New Business

Approve Annual Invoice to City

Under our cooperative cost share agreement with the City, we are entitled to submit an annual invoice for services we provide that the City does not have to provide. We are allowed to up to a 4% increase annually. After some discussion, it was agreed to invoice for the max 4% increase for 2024. Motion by Ryan Stednitz, second by Greg Schraeder, all in attendance voting yes.

Community Events for 2024

This item was placed on the agenda to discuss potential neighborhood events. The only planned upcoming event is the Spring Neighborhood Garage Sale which is planned for June 7-8. Check the neighborhood Facebook page for more details.

Damage to USPS Cluster Mailboxes

There have been reports of damage and break-in to 3 of the neighborhood cluster mailboxes. One additional parcel box on Blackhawk Dr was recently removed due to damage from a hit and run driver. While the 3 mailboxes have been repaired somewhat, the package box has not been replaced and no one is aware of any plan by the USPS to replace it or replace the old damaged mailboxes with new ones. Stacen Gross agreed to look into the matter and report back at the next meeting.

Public Comments

Park Tree Work from City

Shelli Dart informed the group that the City crews were in the park a few weeks ago to remove a number of dead or damaged trees in the park and left lots of stumps behind. The Blackhawk SID Board always had stumps removed to allow for new future trees and ease of mowing. Stacen Gross agreed to contact a contractor to get a quote for stump grinding.

Park Creek Bank Stabilization Problem

Shelli, Ryan and Greg reported some damage to the north creek bank under the middle bridge. The large boulders that stabilize the bank are beginning to fall forward into the creek. Jim Shada at the City has also expressed his concerns about this. Stacen Gross will connect with Jim Shada to see what can be done to remedy the situation to shore up the bank in this area.

Cars Running Through Stop Sign at 26th & Blackhawk Dr

Shelli Dart asked if we could ask the Bellevue PD to conduct some traffic enforcement to try and stop folks from running through the stop sign in the mornings from 6-7:30 am M-F. Stacen Gross agreed to contact the PD about stepping up enforcement. Mr. Gross will also research ideas to make the stop sign stand out like flashing solar traffic sensing lights that could alert oncoming cars of the stop sign.

New Neighbors

There have been a number of homes that have sold recently and new neighbors have moved into the neighborhood. Please be sure to welcome your new neighbors!

Adjournment

The meeting was adjourned at 7:44 PM. The next meeting is planned for June 27, 2024.

Meeting Attendees

Name	Address
Stacen Gross	2920 Blackhawk Cir, Bellevue WA
Dave Wiegand	2915 Blackhawk Dr
Rick Czech	2917 Blackhawk Dr
Ryan Stednitz	2801 Blackhawk Dr.
GREG SCHWABER	2903 SHERIDAN
Shelli Dart	2611 Blackhawk Dr