

Blackhawk Homeowners Meeting Minutes

October 24, 2024

We had 3 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 6:32 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand. Vice President Greg Schraeder and Secretary Molly Gross were excused absent.

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 17, 2024 were presented and reviewed, motion to approve from Dave Wiegand, seconded by Brianne Ott, all in attendance voting yes.

Treasurer's Report

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

October 2024

Beginning Balance:

\$26,776.69

Expenses:

OPPD (Sep, Oct)	\$279.06
Commonwealth Electric	\$701.85
Trees, Shrubs & More (Sep)	\$305.42
Four Alarm Lawn (Aug, Oct)	\$4,560.00

Subtotal:

\$5,846.33

Credits:

2024 HOA Dues	\$345.96
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Current Balance:

\$21,276.32

Notes:

143 homeowners have paid their HOA dues in full for 2024.

7 remain unpaid:

MUD Balance (Credit):

\$1,839.55

Dave Wiegand noted that we still have 7 homeowners that have not paid annual dues. Dave will be contacting all unpaid residents one more time. Motion to accept the Treasurer's Report made by Stacen Gross, seconded by Brianne Ott, all in attendance voting yes.

Park & Neighborhood Updates

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

- Four Alarm Lawn Care – Mowing season is coming to a close, no issues or problems have been reported.
- Millard Sprinkler – The sprinkler system will be closed down for the season on 11/4.
- Commonwealth Electric – We have had a couple electrical issues that Commonwealth has taken care of for us since the last meeting involving the park trail lights on the south side of the park and power to the front entrance sprinkler controller.
- Trees, Shrubs & More – All landscape maintenance work in the park and front entrance is complete for the year.
- Dog Waste Bags – Ryan Stednitz is handling the dog bag refills. Thank you Ryan!
- Park Trash Service – The saga of the park trash removal continues. Stacen Gross has again been in contact Jim Shada, City Parks & Rec Director about the City not emptying the trash carts which they said they would do. Ryan Stednitz is continuing to take the carts to the curb as they keep filling up and are not being emptied. Stacen asked Jim if it would help to replace the trash carts and enclosures with trash cans similar to what are in the other parks have so City staff could grab bags out of the cans instead of dealing with the carts. Jim agreed this would help and said that the trash cans would be \$800 each if we wanted to swap them with our carts and enclosures. We have 4 carts, so the price to the HOA would be \$3,200. After much discussion on the topic, it was agreed that it should not be the HOA's responsibility to upgrade the trash cans so the City staff can complete a task they already agreed to. This expense should be their responsibility as the owners of the park. A motion to this effect also noting that if the City wants to install new trash cans at their expense, the HOA will cover the cost of the removal of the existing trash cart enclosures. Motion by Dave Wiegand, second by Brianne Ott, all in attendance voting yes.
- Park Bridge/Bank Stabilization – As discussed at the last 2 meetings, the large limestone creek bank retaining wall next to the far west bridge over the creek is being undermined by high water and stormwater runoff into the creek and seems to be threatening the stability of the bridge. Under our cooperative maintenance agreement with the City, we are responsible for creek bank maintenance and the City is responsible for the maintenance of the bridges.

This problem seems to involve both, although conversations with the City about sharing costs for any repairs to shore up the bank retaining wall have stalled out. The City maintains that they are not responsible. Stacen Gross presented a quote from Trees, Shrubs & More to fill the voids behind the large limestone boulders with a mix of dirt and small rock and to excavate the top of the back to install a “cap” of additional limestone boulders to keep water from undermining the wall. Cost is \$5,441.16. All in attendance reviewed the quote and plans for the work. Discussion on how this will ultimately impact the bridge if not dealt with and how we historically have been spending around \$3k each Fall to clear trees and debris from the creek and it looks like that work will not be needed this year. Motion by Dave Wiegand, second by Brianne Ott, all in attendance voting yes.

Old Business

Community Events for 2025

This is a recurring item on the agenda to discuss potential neighborhood events. Brianne Ott will be leading an effort to have an Easter Egg Hunt in Blackhawk Park on April 12th. The Spring Neighborhood Garage Sale was also brought up along with the need to possibly change dates for 2025 to align with other neighborhood garage sales as there did not seem to be a lot of traffic this year. The tentative dates for the garage sales will be May 9th and 10th. Brianne Ott will coordinate this with some of the other neighborhood residents that have helped out in the past. Brianne asked if an additional page of information could be added to the annual dues mailing that provides residents with details on planned neighborhood activities for the upcoming year. All in attendance thought this was a great idea and Dave Wiegand agreed to work with Brianne on making this happen when he does the annual mailing in December.

New Business

2025 Annual Dues

The Board discusses and reassesses the HOA dues annually at the October meeting. The existing annual dues of rate of \$100 per year was set in 2019 as a part of the annexation by the City of Bellevue and was based on a projection of expected annual expenses and revenues. There has been no increase since 2019. As we all know, expenses have increased since 2019 and they have somewhat outpaced our revenues. After much discussion, it was agreed to increase the annual dues to \$120 for 2025 in order to keep up with expenses. Motion by Stacen Gross and second by Brianne Ott, all in attendance voting yes.

Public Comments

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 7:07 PM. Motion by Stacen Gross, second by Dave Wiegand, all in attendance voting yes. The next meeting is planned for April 24, 2025.

Meeting Attendees

Name	Address
Stacen Gross	2800 Blackhawk Cir, Bellevue, NE
Dave Wiegand	2915 Blackhawk Dr " " "
Brianne Ott	13506 S 26 th Cir