

Blackhawk Homeowners Meeting Minutes

April 24, 2025

We had 4 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 6:03 pm, by President Stacen Gross. Also in attendance was Treasurer Dave Wiegand, Vice President Greg Schraeder and Missy McCool. Secretary Molly Gross was 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 October 24, 2024 were presented and reviewed, motion to approve from Dave Wiegand, seconded by Greg Schraeder, all in attendance voting yes.

Treasurer's Report

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

April 2025

Beginning Balance:

\$21,276.32

Expenses:

OPPD (Nov, Dec, Jan, Feb, Mar, Apr)	\$844.13
Trees, Shrubs & More (Nov x 2, Apr)	\$7,741.23
HOA Officer stipend (Gross, Wiegand)	\$1,200.00
David/Paula Lawhead	\$72.00
HOA dues mailing costs	\$122.25
NE Sec State Report	\$28.00
Brite Ideas	\$1,230.00
Lien filing fees	\$96.49
Four Alarm Lawn (Oct, Nov, Dec,)	\$5,350.00
Millard Sprinkler	\$480.00

Subtotal: **\$17,164.10**

Credits:

2025 HOA Dues \$15,523.32

Current Balance:

\$19,635.54

Notes:

129 homeowners have paid their HOA dues in full for 2025.

21 remain unpaid:

MUD Balance (Credit):

\$883.73

Dave Wiegand noted that 3 additional homeowners remitted dues payments since he prepared the Treasurer's Report, so the total outstanding is now 18 versus 21. Dave also noted that he will be preparing the annual invoice for the City of Bellevue that reflects the CPI cost increase for 2025 next week. Dues will increase to \$140 on May 1st. Motion to accept the Treasurer's Report made by Greg Schraeder, seconded by Missy McCool, 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 – Have been retained for services again in 2025.
- Millard Sprinkler – Have been retained for services again in 2025. The sprinkler system will be started for the season on 5/15.
- Trees, Shrubs & More – We will be using TS&M again this year. They have already completed the Spring landscape refresh with fresh mulch and trimming of all plantings.
- Dog Waste Bags – Ryan Stednitz is handling the dog bag refills. Thank you Ryan!
- Park Trash Service – It seems that the City has been regularly collecting the trash from the park as no issues have been reported.

New Business

2025 Work Plan & Budget Review

Stacen Gross handed out the 2025 Workplan & Budget for all to review. This document is included on the next page.

Blackhawk Homeowners Association

2025 Meetings & Budget

2025 Meetings

April 24, 2025 - Blackhawk Park Pavillion (weather permitting)

June 26, 2025 - Blackhawk Park Pavillion (weather permitting)

August 28, 2025 – Scooters Coffee

October 23, 2025 – Scooters Coffee

2025 Budget

Item #	Expense/Service Description	Budget Amount	Notes
1	Mowing	\$14,000	
2	Turf Care/Fertilizer & Weed Control	\$6,000	
3	Critter Control/Mole Removal	\$1,500	
4	Creek Bank/Drainage Maintenance/Repair	\$0	Reserve \$5,000 for emergency repairs
5	Irrigation System Start-Up & Maintenance	\$1,500	
6	Park Lighting Repairs	\$500	City now maintains lighting in park
7	Holiday Decorations (Brite Ideas)	\$1,500	
8	Trees Shrubs & More/Landscape Maintenance (Qty 4)	\$3,000	
9	Trees Shrubs & More/2023 Tree Grant	\$4,200	
10	MUD/Irrigation System Water Use	\$0	MUD Credit
11	OPPD/Park Lighting	\$2,000	
12	OPPD/Front Entrance Lighting	\$1,000	
13	Dog Waste Bags	\$500	
14	Decorative Street Sign Maintenance	\$1,000	
15	Admnsitration/Misc/Website/Supplies/Legal	\$2,000	
16	Annual Expenses Subtotal	\$38,700	
17	HOA Annual Dues Payable	\$18,000	150 homes payable @ \$120/ea
18	City of Bellevue Annual Maintenance Payment	\$17,548	
19	NRD Tree Grant	\$3,000	
20	Annual Revenue Subtotal	\$38,548	
21	Funds On Hand	\$8,169	As of 12/24/2024
22	Projected Ending Balance 12/31/2025	\$5,017	

Public Comments

No public comments.

Adjournment

The meeting was adjourned at 6:37 PM. Motion by Dave Wiegand, second by Missy McCool, all in attendance voting yes. The next meeting is planned for June 26, 2025.

Meeting Attendees

Name	Address
Sharon Gross	2900 Blackhawk
Murry McCreel	2807 Sheridan Rd
Dave Wiegand	2915 Blackhawk Dr
GREG SCHRAEDER	2903 SHERIDAN