

Blackhawk Homeowners Meeting Minutes

November 13, 2025

We had six (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 6:06 pm, by President Stacen Gross. Also in attendance for the Board was Treasurer Dave Wiegand. Secretary Molly Gross was excused absent. Vice President Greg Schraeder joined the meeting at 6:25.

Attendee Introductions

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

Approval of Minutes

Copies of the April 24, 2025 meeting minutes were circulated. President Gross asked for a motion to accept the minutes. Motion by Jon Kunce, second by Dave Wiegand. All in favor voting yes.

Treasurer's Report

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

November 2025

Beginning Balance:

| |
|--------------------|
| \$19,257.36 |
|--------------------|

Expenses:

| | |
|---------------------------------|------------|
| OPPD (Sep, Oct, Nov) | \$436.03 |
| Trees, Shrubs & More (Sep, Nov) | \$657.26 |
| MUD (Sep, Oct,) | \$796.43 |
| Ionos.inc (Sep x2 , Oct,) | \$18.00 |
| Evan Gross (Electrician) | \$778.69 |
| Brite Ideas | \$1,230.00 |
| Four Alarm Lawn (Sep, Oct, Nov) | \$6,980.00 |
| Millard Sprinkler (Nov,) | \$480.00 |

Subtotal:

\$11,376.41

Credits:

| | |
|---|------------|
| 2025 HOA Dues | \$134.62 |
| Bill Pay cancellation (4 Alarm Lawn payment in error) | \$1,975.00 |

Current Balance:**\$9,990.57****Notes:**

146 homeowners have paid their HOA dues in full for 2025.
4 remain unpaid:

Dave Wiegand noted that he continues to pursue the 4 remaining unpaid homeowners and that any remaining unpaid as of December 15th will have liens filed for unpaid 2025 dues. The amount of the lien will be \$140.

Following some discussion, President Gross asked for a motion to accept the Treasurers Report, motion by Jon Kunce, second by Shelly Dart. All in favor voting yes.

Park & Neighborhood Updates

President Gross gave an update on park maintenance and noted that existing contractors have been sent requests for quotes for 2026 services. Discussion was had some of the expenditures from 2025 including repairs to the sprinkler system related to damage in the park caused by the City Parks Department driving trucks into the park to pickup trash from the large trash enclosures and damaging a valve box with a truck tire which resulted in a \$1,000 repair bill and another \$1,200 in excess water usage as the broken valves leaked. More recent damage to the front entrance sprinkler system caused by the replacement of curbs and sidewalk ramps at 25th and Blackhawk Dr. this damage is being fixed now by the concrete contractor NL&L. Last, we incurred some electric repairs due to Allo Fiber hitting our underground electric trail lighting line off 26th and Blackhawk Dr. Allo bored new conduit into the ground for us, but we had to pay for the electric wire and reconnection at each end.

New Business**2026 Work Plan & Budget Review**

Stacen Gross handed out the 2026 Workplan & Budget for all to review. This document is included on the next page. Discussion was had on the work plan and budget. Treasurer Dave Wiegand presented some history on dues and rising expenses and how we had a large credit with MUD from over billing that has now been used up, so we have a new bill we have not had for many years which is around \$205/month for the 8

or so months when the sprinklers are operational. The annual tree grant through the NRD was also discussed. The grant allows up to \$3,000 for 10 trees and we used to be able to get 10 trees planted for slightly more than \$3,000 but now that cost is closer to \$4,000 with the HOA picking up the extra cost. Jon Kunce AI stated that Kathy Radosta has been newly appointed to the City Tree Board and that she could be a resource for planning for the annual tree grant.

Blackhawk Homeowners Association

2026 Meetings & Budget

2026 Meetings

April 23, 2026 - Blackhawk Park Pavillion (weather permitting)

June 25, 2026 - Blackhawk Park Pavillion (weather permitting)

August 27, 2026 – Scooters Coffee

October 22, 2026 – Scooters Coffee

2026 Budget

| Item # | Expense/Service Description | Budget Amount | Notes |
|-----------------------------------|---|-----------------|---------------------------------------|
| 1 | Mowing/Turf Care/Fertilizer & Weed Control | \$20,281 | |
| 2 | Critter Control/Mole Removal | \$1,500 | |
| 3 | Creek Bank/Drainage Maintenance/Repair | \$0 | Reserve \$5,000 for emergency repairs |
| 4 | Irrigation System Maintenance | \$1,500 | |
| 5 | Park Lighting Repairs | \$0 | City now maintains lighting in park |
| 6 | Holiday Decorations (Brite Ideas) | \$1,400 | |
| 7 | Trees Shrubs & More/Landscape Maintenance | \$3,132 | |
| 8 | Trees Shrubs & More/NRD Tree Grant | \$4,398 | |
| 9 | MUD/Irrigation System Water Use | \$1,640 | |
| 10 | OPPD/Park & Front Entrance Lighting | \$1,800 | |
| 11 | Dog Waste Bags | \$500 | |
| 12 | Decorative Street Sign Maintenance | \$0 | |
| 13 | Administration/Misc/Website/Supplies/Legal | \$2,000 | |
| 14 | Annual Expenses Subtotal | \$38,151 | |
| Revenue Description/Source | | | |
| 15 | HOA Annual Dues Payable | \$18,000 | 150 homes payable @ \$120/ea |
| 16 | City of Bellevue Annual Maintenance Payment | \$17,831 | |
| 17 | NRD Tree Grant | \$3,000 | |
| 18 | Annual Revenue Subtotal | \$38,831 | |
| 19 | Funds On Hand | \$9,991 | As of 11/10/2025 |
| 20 | Projected Ending Balance 12/31/2026 | \$7,671 | |

2026 Annual Dues

Following on the discussion from the previous agenda item pertaining to historic expenditures and park expenses, Mr. Wiegand asked for a motion to keep the annual

dues at \$120/yr for 2026. Motion by Shelly Dart, second by Jon Kunce. All in favor voting yes.

Public Comments

Next, President Gross opened the meeting to Public Comment. Speeding and traffic concerns were brought up based on the posts and comments from the neighborhood Facebook page focused on Courtney Drive, 29th Street and Blackhawk Dr. after much discussion, President Gross stated that he would draft an email to Kathy Welch, our City Council representative, listing our areas of concerns including speeding in areas where children are or can be present. President Gross will request email addresses for any concerned residents via Facebook so everyone that wants to be included can be included in the email to demonstrate our neighborhood's support for help with this ongoing unresolved problems.

Adjournment

Last, President Gross asked for a motion to adjourn. Motion by Shelly Dart and seconded by Dave Wiegand. All in favor voting yes. Meeting adjourned at 6:52 pm. The next meeting is planned for April 23, 2026.

Meeting Attendees

| Name | Address | |
|-----------------|---------------------------------------|----------|
| Stacy Gross | 2900 Blackhawk Cir, Bellevue NE 68122 | |
| Jon Kunce | 2920 Courtney Dr Bellevue NE 68122 | |
| Kim + Mike Hehn | 2902 Sheridan Rd Bellevue NE 68122 | |
| Dave Wiegand | 2915 Blackhawk Dr " " | dwiegand |
| Shelli Dart | 2911 Blackhawk Dr | shelli.. |
| GREG SCHRAEDER | 2903 SHERIDAN | GREG |