

**Blackhawk Homeowners Association Meeting Minutes**  
**May 15, 2014**  
**Blackhawk Park Pavillion, 12 Families were present**

Meeting was called to order at 7:00 pm, by President Stacen Gross. Vice President Sheri Koski, Secretary Lynn Moser, was present as well as residents as shown on attached sign in sheet.

Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend the meetings.

**Treasurer's Report – May 2014**

**Beginning Balance:** **\$17,676.70**

**Expenses:**

|  |               |
|--|---------------|
| Bill Pay Service Charge (Mar, Apr)_____    | \$12.00       |
| Menards (sign painting supplies)_____      | \$68.81       |
| UPS Store (dues notices)_____              | \$11.65       |
| Walmart (gift card for McCool family)_____ | \$50.00       |
| OPPD – Apr_____                            | \$50.71       |
| OPPD – May_____                            | \$47.29       |
| Signworks Inc. (stop sign repair)_____     | \$460.10      |
| <br>Subtotal:_____                         | <br>\$-700.56 |

**Credits:**

|                  |          |
|------------------|----------|
| Dues Checks_____ | \$756.00 |
|------------------|----------|

**143 homeowners paid in full for 2014**

**7 homes remain unpaid for 2014:**

**2503, 2510, 2602, 2609 & 2904 Blackhawk Dr**  
**13505 26th St. Circle**  
**2911 Sheridan Rd**

**Total:** \_\_\_\_\_ **\$17,732.14**

**Secretary's Report**

Meeting minutes from March 13, 2014 were approved, nomination made by Terry White and second was by Sheri Koski.

**Welcoming Committee Report**

We are sure we have missed some new neighbors moving into the area, please be kind and welcome them or pass onto the board or Missy McCool that someone new has moved in, we would like to welcome them to Blackhawk!!

## Architectural Committee Report

Roger Keith reported there have been several calls concerning the trailers that are in drive ways. Contact has been made with the residents and the situation is ongoing at this time. Other than the trailer business it is now springtime so we encourage families to clean up trees and shrubs and keep Blackhawk Beautiful. Architectural guidelines to subdivision found on facebook page as well as Blackhawk page!

## SID Board Report

Stacen Gross provided reports on the following:

- Status of New Stop Signs (26<sup>th</sup> & Blackhawk Dr) – The SID Board voted 3-2 at their May 7 meeting to replace the new stop signs with an alternative traffic calming measure. The SID Engineer will be evaluating alternative solutions such as speed tables on the stretch of Blackhawk Dr extending from 25<sup>th</sup> Street to Blackhawk Cir. In regard to the speed study, it stated that the speed has been reduced, however there are still reports of failing to stop at stop signs and reports of speeding. Please be vigilant with the children to ensure everyone's safety and stand by for additional news on this matter.
- Sidewalks Sinking Around 29<sup>th</sup> & Blackhawk - MUD has replaced the NW and SW corners due to the placement of a manhole covers at these quadrants and their liability from a water main break there last Fall. The SE corner remains a problem. The SID Attorney has advised that sidewalks are technically the responsibility of the property owner. The property owners on this corner have been contacted.
- Park Tree Maintenance – The Winter damage has all been taken care of, new damage from storms will be handled on an as needed basis by Galen's Tree Service. Stacen Gross has contacted the NRD regarding any programs for the planting of new trees. The NRD typically has programs for free or cost matching tree planting in the Spring of each year and unfortunately, the deadline was missed this year. This will be looked at again in early 2015.
- Regional Trail Update - The SID Board has been advised that plans will likely proceed for the regional connector trail regardless of participation from Blackhawk. Funding is being requested as a condition of participation and the SID Board informally agrees in concept that some level of participation is better than none in order to have some say or control over the planning and construction process. The SID Board has asked our Engineer to evaluate the repair costs for two of the three bridges in the park in hopes that this work may be included in the larger project and offset any contribution the SID may have to make to be included in the project. This would enable us to get something for our money.
- Spring Street Sweeping - Apparently this was completed on or about May 11<sup>th</sup> with no advance notice from the contractor which was requested.

## Old Business

- Status of Fountain - Denny Whitfield is looking into a spray-on type liner as a solution to the leaks in the fountain bowls. Denny expects to get the fountain back up and running soon.
- Front Entrance Maintenance - Meegan Bendorf has spruced up the front entrance with some new mulch to keep the subdivision looking beautiful. A BIG THANKS to you Meegan!!! Munch Electric has repaired the front entrance flood lights and replaced the fountain lighting with new LED bulbs to prolong their life as we have been replacing regular bulbs every 4-6 months. The old unused electrical outlets that were hanging out of the boxes at the base of each pillar along the fence have also been removed and sealed with waterproof covers.
- Dog Waste Receptacles/Bag replacements – A new post will be installed to replace the twisted one located near the bridge.
- Park Rules Signs – Four signs listing the park rules will be installed soon at the entrances to the park.
- Spring Cleanup for the Park - There will be no park clean-up day this year as a local Boy Scout, Brandon Skinner volunteered to clean the creek as a part of his Eagle Scout project. BIG THANKS to Brandon!

## New Business

- Spring Garage Sale – The Annual Blackhawk Neighborhood Spring Garage Sale will be held on June 6-7 in conjunction with Tregaron and St. Matthews Parish. The advertisement will be paid by BHOA and signs will be placed around neighborhood, please contact Sheri Koski with any questions at this time. Missy McCool will again be happy to store the signs again after sale is complete. Happy Selling!!
- Stop Sign Repair - The stop sign at 29<sup>th</sup> & Schuemann broke off the post during a windy day early this Spring. This was one of the newer signs that had a 30” stop sign welded to the top of the post which was initially shipped with a 24” sign. The welded area apparently failed, but now the stop sign is separate from the post and the two pieces are connected with bolts and the base of the sign is reinforced with additional steel to avoid future issues.
- Street Sign Post Base Painting - Stacen Gross and his son Evan have refinished 5 of 8 sign posts that had bare metal exposed at the base due to corrosion from pet urine. This was discovered during the sanding and removal of the old paint (smell). Some signs required three coats of paint to cover. If the paint does not hold up well, a rubberized coating may be used on future maintenance.

## Public Comments

- Garbage Cans Visible From The Street - Some residents at the meeting brought up the fact that a lot of garbage cans seem to be left in the driveway or in front of garages in plain view. The covenants state that garbage cans shall be concealed from sight when not waiting for pick-up. Please be mindful of this as it is unsightly and can lead potential burglars to think that the home is vacant.
- Low Tree Branches On Sidewalks – Just a reminder again to trim branches to required 8’ height to ensure everyone’s safety when walking in the neighborhood.
- New Trash Collection Contractor – Sterrets Sanitation has been sold to Premier Waste Solutions. The Contractor will use a more automated system (automated arm that lifts round trash cans and dumps them). Therefore, if you use the old square recycle bins and have not been provided with a new green cart, please contact Premier Waste at (402) 339-1229. We also would like to remind residents that the SID pays for trash removal so no other company is needed. If you see a new neighbor receiving service from another company please tell them so they can save some money!
- The sprinklers will be getting turned on soon and we will try to get them to run on a schedule that would not interfere with walking or running in the park.
- Comments were made regarding the bridge on 25<sup>th</sup> street near the Base Clinic and its poor condition with no sidewalk. This bridge is set for replacement in the next 12 months. It is not known if there will be a sidewalk added or not.
- Annexation was brought up – The SID has heard nothing about this. It is doubtful that the City will annex Blackhawk as long as the debt from the park improvements in 2010 remain on the books.
- Mr. and Mrs. Nieves (2924 Blackhawk Cir) made a request that the Homeowners Association make an addition to the protective covenants to protect homeowners and their guests against harassment and bullying from other residents. A copy of the requested amendment is attached. It was apparent from their presentation that this was the result of a specific situation with their neighbor as they went on to offer specific details. The specific covenants for Blackhawk SID 147 stipulate that additions can only be added with affirmative vote of 100% of the property owners, whereas existing requirements may be modified or amended with an affirmative vote of a simple majority of the property owners. The covenants have been amended a few times in the past to allow for additional types of fencing materials, etc... Protective covenants are intended to give a development a more standard, cohesive appearance, and control some of the uses and development activities that take place within its boundaries. Protective covenants are not intended to regulate the behavior of the residents. Behavior is best regulated by city, state and federal law. After much discussion, Stacen Gross asked if anyone present wanted to make a motion for the Homeowners Association to engage legal counsel to investigate how the proposed harassment and bullying language might be added to the covenants. No motion was made and thus no action was taken.

Meeting adjourned at 7:55 pm.

Next meeting will be 7 PM on Thursday July 17th, 2014, at Blackhawk Park Pavilion!!!!

Please come we would like to see you at the meetings!!! Great place to get to know our fellow Blackhawk residents!!

Meeting Attendees

| Name                  | Address                     |
|-----------------------|-----------------------------|
| Jim Sronce            | 13404 S 28 <sup>th</sup> ST |
| TERRY WHITE           | 2901 SHERIDAN RD            |
| Sheri Koski           | 2905 Sheridan Road          |
| David + Michelle      | 2924 Blackhawk Circle       |
| Roger Keith           | 2918 Blackhawk Circle       |
| Lauree McMullan       | 2907 Schuermann Dr.         |
| Bruce Moser           | 2607 Blackhawk Drive        |
| Lina Cashin           | 2509 Blackhawk Dr.          |
| Chris Dalton          | 2805 Blackhawk Dr           |
| Tom + Althea Lanthorn | 2606 Blackhawk Dr.          |
| Lillie Caerher        | 2912 Schuermann Dr.         |
| Stacy Gross           | 2900 Blackhawk Cir          |

Proposed Covenants Amendment offered By Mr. & Mrs. Nieves.

Blackhawk Homeowners Association meeting      May 15<sup>th</sup>, 2014

**Harassing Behavior Amendment**

Residents have the right to quiet enjoyment of their homes. When this is infringed upon it hurts the entire neighborhood.

**Sample Clause:**

Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or in any form of intimidation or aggression directed at other members, residents, guests, occupants, or invitees.