



BLACKHAWK HOMEOWNERS' ASSOCIATION,  
INC PO BOX 448  
Prescott, AZ 86302

Board Meeting Minutes  
January 8th, 2025

The Regular Meeting held at 779 Golden Hawk was called to order by President Chase Stockfisch at 6:04 pm.

Attendance and quorum established: Board members present: Chase Stockfisch (CS), Ray Schulte (RS), Don Tetreault (DT), and Bob Walters (BW),

The minutes of the November Board Meeting were preapproved via e-mail by all board members and were posted on the website by Tyler Luedke.

Homeowner Assessment status was discussed and as of the time of the meeting 55 resident have sent their checks in, meaning we are missing 9.

RS is going to check PO mailbox for any possible checks, then Bob will attach labels to the late invoice letters to send to the appropriate homeowners.

Treasurer, Don Tetreault presented the November and December financial statements which were reviewed and approved to be posted on the website.

DT also presented a summary of the 2024 expenses and compared to the 2025 budget and all voted in favor of increasing the budget for insurance to \$4,000 as rates are constantly increasing.

The annual sewer maintenance got pushed back to mid-January it is yet to happen Bob Walters is in communication with the service provider.

New business - need to write a recruitment letter to all homeowners; Don (Treasurer and Freddi (Secretary) will not be re-running for their respective board positions in May 2025 and we need to fill these seats. We need some new volunteers to run in the upcoming election.

BW summarized what he discussed with the sewer company regarding a worst-case sewer line failure/burst - they are looking to capture the part numbers and other details of the whole system, in the upcoming flush maintenance, which will better

allow us to estimate the cost of a major failure.

DT brought up the CPA who has been doing our taxes and the idea was brought up to ask our Insurance rep if he has a good CPA to do our taxes. In the meantime, we will continue using the current CPA.

BW discussed the empty lots that are still in violation for excessive weeds. There are 4 lots that still have not yet had the weeds remediated. Bob will send an email to the lot owners requesting immediate action to clean the empty lots.

The meeting adjourned at 6:54 pm.