BLACKHAWK

2026 Annual Meeting Minutes

To be presented for approval at the 2027 Annual Meeting

Date	Time	Location
April 30, 2026	6:00 PM	3111 Speidel Drive, Pflugerville, TX 78660

1. Establish Quorum / Call to Order / Introductions

Quorum was established in accordance with Section 7 of the Bylaws, with members present in person and by proxy exceeding the required 20% threshold. Approximately 65% quorum was established.

The meeting was called to order by Eddie Garcia at 6:05 PM.

Mario Galicia began the meeting at 6:02 PM and reviewed the meeting agenda.

Board members present: Eddie Garcia, Kenn Whittier, and Matt Tiemann.

Also in attendance: Executive Director Tara MacLane; Community Association Manager Mario Galicia; Amanda Watkinson, Lifestyle Director; Kevin Reynolds, Community Standards Coordinator; and Jeff Girardeau, VP of Sited Communities with Goodwin & Company.

2. Proof of Notice of Meeting

Proof of notice was established by regular mail and email sent in accordance with Section 5.1 of the Bylaws, within the required 10- to 60-day period before the meeting. Notice was provided on March 16, 2026.

3. Approval of 2025 Annual Meeting Minutes

The 2025 Annual Meeting Minutes were presented for review. A motion was made to approve the 2025 Annual Meeting Minutes as presented. The motion was seconded, and the motion passed.

4. Management Report

Mario Galicia provided the Management Report. The report included Goodwin's management support for Blackhawk, resident tools and support channels, management highlights, and the role of the onsite management team in supporting community operations.
The presentation also included a Board and management role overview, resident resources, and management accomplishments.

5. Lifestyle Report

Amanda Watkinson provided the Lifestyle Report. The presentation included community event highlights, lifestyle updates, upcoming programming, and a community events video presentation.

Lifestyle slides included community event highlights, lifestyle updates, and a community events calendar as part of the annual meeting presentation.

6. Financial Report

Mario Galicia provided the Financial Report as part of the Annual Meeting presentation. The presentation included financial report slides and related financial update materials.

7. Developer Report

Matt Tiemann provided the Developer Report as Declarant Representative.

The report included community history, current development context, the consolidated master plan, declarant and homeowner vote counts, the Ridge Crossing Retail Center under construction, the Grove splash pad project going out to bid in May 2026, and projected timing for homeowner majority voting based on future lot development.

The report stated that Blackhawk began in 1997 as the first master-planned community in Pflugerville, includes more than 200 acres of open space and parks, the Speidel Amenity Center opened in 2007, the second amenity center opened in 2024, and the tennis and pickleball courts opened in 2025.

Developer questions discussed included lighting in the park in the Carries Ranch area, the walking half bridge at the Carries Ranch outfall, fountains in ponds where electrical service may be nearby, and additional trees in greenspaces. These items were noted for forwarding to the appropriate district engineer or WCID boards.

8. Election of Director — One (1) Director for a Three (3) Year Term

An election was held for one (1) Director position for a three-year term beginning in 2026 and ending in 2029.

A call for nominations from the floor was made; however, no nominations were received.

Votes were cast by secret written ballot in accordance with Article 5, Section 3 of the Bylaws. Proxies were counted as part of the election process.

Kenn Whittier received 37 Class A votes/proxies and 5,385 Class B votes, for a combined total of 5,422 votes.

Kenn Whittier was re-elected to the Board of Directors for another three-year term.

9. Homeowner Questionnaire

Tara MacLane reviewed and answered questions submitted through the homeowner questionnaire.

The presentation included anonymous questions related to homeowner voting, declarant control, Board elections, dues, proposals that benefit residents, and when the community becomes homeowner controlled.

10. Adjournment

A motion to adjourn was made by Lee Anderson. The motion was seconded by the membership, and the meeting adjourned at 6:41 PM.