

Park at Blackhawk and Lakeside Homeowners Association, Inc.

Blackhawk Amenity Center
3111 Speidel Drive
Pflugerville, TX 78660
Thursday, April 20, 2023, 6 pm

Annual Meeting of the Members

Meeting Minutes

1. Establish Quorum / Call to Order / Introductions:
 - a. Quorum was established (20% in person or proxy) – Section 7 Bylaws
 - b. The meeting was called to order by Board President Eddie Garcia at 6:05 pm.
 - c. Board members in attendance: Matthew Tiemann, Kenn Whittier, and Eddie Garcia
 - d. Also in attendance: Vice President, Jeff Girardeau with Goodwin & Co.
2. Proof of Notice of Meeting:
 - a. A copy of the meeting notice was sent by certified mail to Goodwin & Co. and served as proof of notice of the meeting. Notice was provided on March 17, 2023. Section 5.1 Bylaws – 10-60 days.
3. Approval of Annual Meeting Minutes:
 - a. The 2022 annual meeting minutes were provided for review. *Eddie Garcia made a motion to approve the 2022 annual meeting minutes as presented. Kenn Whittier seconded the motion. The motion passed.*
4. Developer Report / New Amenity Updates:
 - a. Mr. Tiemann presented the future pool located at 21108 Carries Ranch Road
 - i. Funding 60/40 split
 - ii. HOA money goes to the pool
 - b. The board discussed street parking in the HOA
 - i. An informal meeting was held with Travis County on April 6, 2022, regarding street parking
5. Management Report / Financial Update – Jeff Girardeau, Goodwin & Co.
 - a. Mr. Girardeau presented the 2022-23 management report, including accomplishments in 2022, community goals for 2023, roles and responsibilities, the history of partnership, and additional tools and resources.
 - b. Mr. Girardeau presented the September 30, 2022, fiscal YE financial review and March 2023 YTD financials to the membership.
6. Election of One (1) Board Member for Three (3) Year Term
 - a. There was one (1) position on the ballot. There were no other nominations for the board. The floor was opened for nominations. There being no further nominations, *Kenn Whittier was re-elected to the Board by acclamation.*

7. Resident Speakers

- a. The floor was opened for the residents who sent in pre-meeting questionnaires and who signed up to speak to address the board of directors and management with questions/concerns.

8. Adjournment

- a. *Eddie Garcia motioned to adjourn the meeting. Kenn Whittier seconded the motion. There being no further business, the meeting was adjourned at 7:35 pm.*