

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 14, 2018

A Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. (the "Association") was held at the Phillips Event Center located 1929 Country Club Drive, Bryan, Texas 77802 at 10:00 a.m. CST.

I. **Call to Order**

The Meeting of the Board of Directors of the Association was called to order by Luke Marvel, President of the HOA at approximately 10:05 a.m. CST.

II. **Determination of Quorum**

A quorum existed due to at least twenty percent (20%) of all votes entitled to be cast being present at the meeting. Hollie Keeton, the HOA manager served as the Secretary of the meeting.

III. **Proof of Notice of Meeting**

Hollie Keeton presented an affidavit of notice of mailing to all members of the Barracks at Rock Prairie HOA to their last registered address with the HOA. The affidavit is attached hereto as **Exhibit 'A'**

IV. **Reports of Officers and Manager**

Hollie Keeton gave a financial report on the HOA including account balances, transfer of reserve funds, and discussed the current budget. Ms. Keeton reported that a dues increase was not necessary at this time but is anticipated in 2019. She also discussed the Board's unanimous decision to transfer reserve funds from The Bank and Trust to Branch Banking and Trust. As of the meeting the HOA's operating account bank balance was \$219,701 and the reserve account balance was \$284,987

The Board of Directors, Luke Marvel, Drew Jeffress, and Travis Towers reported on several updates related to the community in 2017 including:

- Four new city parks installed – basketball, leisure, campfire, and running areas.
- The Cove at BearX Opening – April 28, 2017; hosted hundreds of residents and their guests over the summer.
- Major community improvements/remediation – \$25,000.00 spent on community mulching, \$15,000 spent on repainting doors and staining fences for 20% of community.
- Parking improvements – Papa Bear Drive received bull rock mediate parking issues along the entire street, sidewalk, and efficient maintenance repairs.

The Board also yielded the floor to the Developer, Heath Phillips, to discuss community plans and updates to the BearX schedule and membership process.

The Board also answered questions from members in attendance

- The topics discussed included: appointment of officers on the board; future development at BearX; turf maintenance and Suddenlink increases; competitive bidding process; guest policies at BearX; election process for future board members; delinquency status of the association and the possibility that dues will increase slightly next year (2019).

V. **Adjournment**


There being no further business to come before the meeting, it was adjourned by unanimous agreement at 10:44 a.m.

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

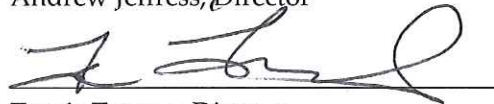
DIRECTORS OF THE CORPORATION:



Samuel Duke Marvel, Director



Andrew Jeffress, Director



Travis Towers, Director

AFFIDAVIT OF MAILING OF NOTICE

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, on this day personally appeared Hollie Keeton, who, upon being duly sworn, upon oath deposes and says:

THAT she has personal knowledge that on or before February 1, 2018, which is at least 10 days preceding the date on which the annual meeting of The Barracks at Rock Prairie Owners Association, Inc., will be held, written notice was sent to all members in accordance with the Bylaws of the Association.

EXECUTED this 13th day of February, 2018 by:



Hollie Keeton, Affiant

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me, the undersigned notary, on the 13 day of February, 2018 by Hollie Keeton.



Notary Public Signature

