

**THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**

**Open Meeting Minutes**

**May 10, 2018**

An Open Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. was held via telephone conference at 4:00 p.m. CDT.

**I. Call to Order**

The meeting of the Board of Directors of the Association was called to order at approximately 4:01 p.m. CST by Samuel Luke Marvel.

**II. Determination of Quorum.**

A quorum existed due to all members of the Board of Directors of the Association being present at the meeting.

**III. Discussion**

- 1. Ratification of Past Acts of the Board and Officers of the Association.**  
Members of the board unanimously agreed that all past decisions, conduct and actions, whether or not reflected in minute book of the Association, of the Board of Directors and of each and every officer of the Association from and after the date of the last meeting of the Board, up to and including the present date, are hereby ratified, confirmed and approved.
- 2. Review consideration of changes to monthly Reserve Fund allocation.**
  - a. The HOA Manager, Hollie Keeton explained the rationale and strategy of implementing changes to the reserve fund. Ms. Keeton provided the current reserve maintenance projects including: staining and painting of fences, doors, shutters, parking stripes, parking numbers, balcony rails; fence replacement, and mulch installation. Ms. Keeton asked the board to consider the reserve projects in terms of price, and useful life.
  - b. The HOA Vice President, Andrew Jeffress recommended that repainting of balcony rails be removed from the current projection due to less than 10% of completed units obtaining balconies.
  - c. After discussion the board voted to amend the budget for 2018 to remove the \$18,172.00 allocated to balcony rails and adjust the monthly reserve fund transfer accordingly. The Board authorized the HOA manager to make the adjustments to the budget in accordance with the

resolution.

3. **Discussion of changes to Recreation Venue Service Agreement**
  - a. The Board presented the notice of change to the recreation venue fee as of April 1, 2018. Mr. Marvel discussed the rate increase from \$50.00 per Lot to \$55.00 per Lot.
  - b. The HOA Secretary, Travis Towers asked what, if any, additional benefits the members benefited from this new rate change.
  - c. Mr. Marvel explained that the fee increase did include new benefits to the members as such: complimentary access to the cable wake board lake and Pro Flow Surfing from 2-4 p.m. during regular business hours but excluding special events.
  - d. The Board passed a resolution directing the HOA Manager to amend the 2018 Budget to reflect the increase the Recreation Venue Services Agreement.
  
4. **Reports of Board Members**
  - a. Mr. Marvel discussed future rate changes and proposed contract to extend the Suddenlink internet and TV services agreement effective May 11, 2018 and expiring October 1, 2025. The Board reviewed the contract and discussed the rate changes and increased internet speeds.
  - b. After discussion the Board unanimously approved the proposed contract and authorized the Board President, Samuel Marvel, to execute the Agreement and do any other acts necessary to carry out the Agreement. A copy of the Suddenlink Agreement can be obtained from the HOA Manager due to confidentiality provisions surrounding pricing.
  - c. The Board further directed the HOA Manager to reflect pricing changes in future budgets.

#### **IV. Adjournment**

There being no further business to come before the meeting, it was adjourned by unanimous agreement at approximately 4:42 p.m. CDT.

**THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**

**DIRECTORS OF THE CORPORATION:**

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Samuel Luke Marvel

  
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Andrew C. Jeffress

  
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Travis C. Towers