



AFTER RECORDING RETURN TO:

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SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of The Barracks at Rock Prairie Owners Association, Inc., a Texas non-profit corporation (the "Association"), and that attached hereto as Exhibit A and made a part hereof is a true and correct copy of the minutes of the duly called meeting of the Board of Directors of the Association held on Febuary 15, 2019.

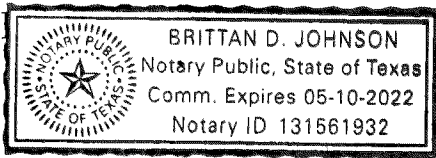
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 7 day of March, 2019.



Sarah Miller, Secretary
SM

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on 7th day of March, 2019, by Sara Miller, the Secretary of **THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said nonprofit corporation.

[SEAL] 



Notary Public Signature

Cross reference to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Barracks at Rock Prairie, recorded as Document No. 1255960 in the Official Public Records of Brazos County, Texas, as amended.

EXHIBIT A

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 15, 2019

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 Brittan Johnson, Attorney of the HOA at approximately 10:06 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**

Travis Towers, Board Secretary, read the previous minutes of the 2018 annual meeting. Mr. Towers also gave a financial report on the HOA including account balances, transfer of reserve funds, and discussed the current budget. He reported that a dues increase was not necessary at this time but is anticipated in 2020. Mr. Towers then introduced Board Director, Andrew Jeffress to report on several updates related to the community in 2018 including:

- Repairs to sun-bathing pool – installed new sun shades, replaced 12 lounge chairs, repainted bathroom doors, and repaired concrete coping.
- Improvements to city parks – volleyball court completely re-designed, pet waste stations installed.
- Major community improvements/remediation – \$30,000.00 spent on community mulching, \$25,000 spent on repainting doors, staining fences, and repainting driveways for 20% of community.
- Community events – sunset cinema, Superbowl party, and Barracks gas station grand opening.

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

V. **Board Member Election**

Board President, Luke Marvel, presented the resignation of Board Secretary, Travis Towers, and asked for nominations from the floor. The election proceeded with the four nominations received by the board previous to the meeting. Three candidates in attendance spoke on behalf of their nomination: Kristen Cox, Sarah Miller, and Carlos Hernandez. Mr. Marvel presented the nomination of Leonel Vasquez, who was not in attendance.

Mr. Marvel asked for two volunteers to count the ballots, and selected the first two volunteers: Alan Townsend, and Janet Pembleton. Mr. Townsend, and Mrs. Pembleton calculated the same number of votes, and presented the votes to Mr. Marvel. The Board President announced the newly elected board member, Sarah Miller.

Mr. Towers announced no unfinished business among the board, and Mr. Marvel opened the floor for questions.

The Board answered the following questions from members in attendance

- City construction and delays on South Holleman and Deacon entrance -Karen Collins.
- On-site CSPD courtesy officer - Kristen Cox, and Brenda Skansi
- Owner accessibility to the Cove, and tenant registration -Naomi Johnson
- Vendor suggestions -Steven Turquette
- City plans for Cain Road -Alan Townsend

VI. **Adjournment**

There being no further business to come before the meeting, it was adjourned by unanimous agreement at 10:58 a.m.

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

DIRECTORS OF THE CORPORATION:


 Samuel Luke Marvel, Director


 Andrew Jeffress, Director


 Sarah Miller, Director

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1354661
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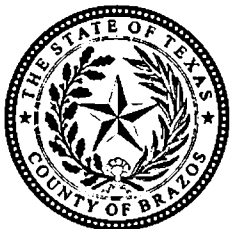
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STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX