



AFTER RECORDING RETURN TO:

Aaron R. Longoria
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SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he 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 January 7, 2021.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 20th day of January, 2020.

Sarah Miller, Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on 20th day of January, 2020, by Sarah Miller, the Secretary of **THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said nonprofit corporation.

[SEAL]
JORDYN HALBERT
Notary Public, State of Texas
Comm. Expires 05-11-2022
Notary ID 131564877

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.

Open Meeting Minutes

January 7, 2021

An Open Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. was held via telephone conference at 10:00 a.m. CDT.

I. Call to Order

The meeting of the Board of Directors of the Association was called to order at approximately 10:00 a.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 the 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 and approve Maintenance Expenditures and Reserve Fund Transfer.** The HOA Manager, Hollie Keeton explained the rationale and strategy of implementing changes to the reserve fund. Ms. Keeton provided the maintenance projects over the past year including mulching and tree replacement, door and shutter painting, fence staining and driveway re-stripping. Upon motion to approve the reserve fund transfer, the Board unanimously approved the transfer of \$77,219.86 from the Association's Reserve Account to the Association's operating account as a one-time transfer.
- 3. Discussion of Board Member Election at upcoming Annual Meeting.** The Board discussed the pending resignation of Sarah Miller as Board Member effective upon the next Annual Meeting and therefore an election will be needed to replace her as Member Elected Director at the next Annual Meeting. The Board directed the HOA Manager to send out a notice of upcoming election to Members.

4. **Discussion of potential fence replacement in 2021.** Board discussed need for fence replacement in community and starting with the replacement of fences in the original phases of the community. The Board directed HOA Manager to retrieve at least three professional bids to discuss further.
5. **Review and approve Association budget for 2021 calendar year.** The Board presented a proposed budget for the Association for the 2021 calendar year. Upon motion to approve the budget, the Board unanimously approved the budget as presented.

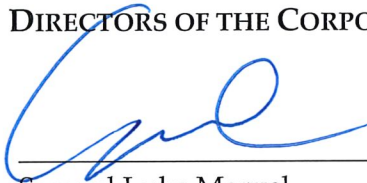
IV. Adjournment

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

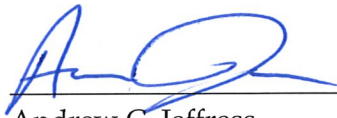
THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

DIRECTORS OF THE CORPORATION:

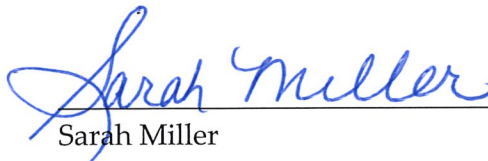
DIRECTORS OF THE CORPORATION:



Samuel Luke Marvel



Andrew C. Jeffress



Sarah Miller