



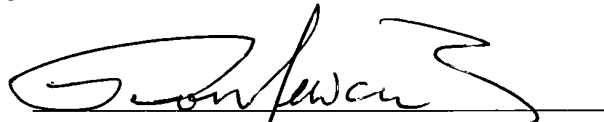
AFTER RECORDING RETURN TO:

Aaron R. Longoria
Law Offices of Aaron R. Longoria, PLLC
PO Box 11734
College Station, Texas 77842
Email: aaron@longorialawtx.com

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 February 22, 2021.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 16th day of April, 2021.

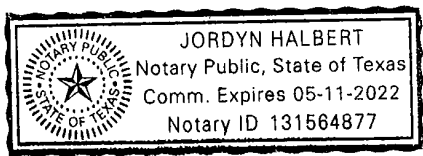



Ross Newcomb, Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on 16th day of April, 2021, by Ross Newcomb, 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.

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 22, 2021

A Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. (the "Association") was held at the Texas A&M Hotel and Conference Center located 177 Joe Routt Blvd, College Station, TX 77840 at 10:00 a.m.

I. **Call to Order**

The Meeting of the Board of Directors of the Association was called to order by Luke Marvel, Board President of the HOA, at approximately 10:12 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**

Luke Marvel, Board President, called the members names that were listed on the sign-in sheet. Mr. Marvel then introduced Board Secretary, Sarah Miller who read the minutes of the preceding minutes of the members. Mrs. Miller also gave a financial report of the HOA. She reported that a dues increase was not necessary at this time but is anticipated in 2022. Mrs. Miller then introduced Board Vice President, Andrew Jeffress, who reported on several updates related to the community in 2020 including:

- Repairs to sun-bathing pool –replaced 12 lounge chairs and repaired concrete coping;
- Improvements to city parks – better lighting at volleyball courts and Airborne Avenue running trail;
- Major community improvements/remediation – \$30,000.00 spent on community mulching, \$50,000 spent on repainting doors, staining fences, and re-stripping driveways for 20% of community;
- Community events – Sunset Cinema, Bachelorette watch parties, and dog park activities; and
- BearX Daycation Resort – Cove hours were extended into the fall season and a brand new outlet, Longshot Hash House, had a grand opening in April 2020.

The Board also yielded the floor to the members and answered the following questions from members in attendance:

Updates with regards to the February 2021 winter storm – Brian Del Signore

Dog waste in the community and potential need for more dog waste stations – Raghava Anne

Status on City/TxDOT construction on Deacon and Rock Prairie road projects – Wayne Pembleton

V. **Board Member Election**

Board President, Luke Marvel, presented the resignation of Board Secretary, Sarah Miller, and asked for nominations from the floor. The members in attendance did not nominate any candidates. One nomination was sent to the Board prior to the meeting nominating Ross Newcomb. The election proceeded without any floor nominations. In accordance with the Bylaws, written and signed ballots were not required for this uncontested race and Ross Newcomb was elected by the members as Board Director.

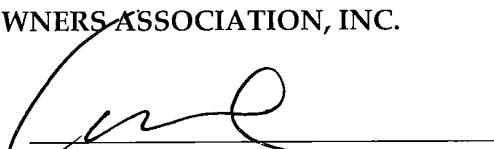
Mr. Marvel announced no unfinished business among the board.

VI. **Adjournment**


There being no further business to come before the meeting, it was adjourned by unanimous agreement at **10:42 a.m.**

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

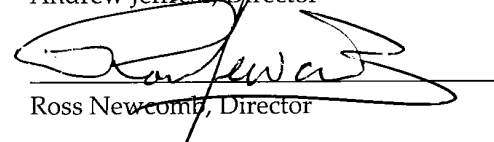
DIRECTORS OF THE CORPORATION:



Samuel Luke Marvel, Director



Andrew Jeffress, Director



Ross Newcomb, Director

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1431226
Volume : 16992

ERecordings - Real Property

Recorded On: May 12, 2021 10:37 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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OPTION 3 ON PHONE



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