

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

**Annual Meeting Minutes**

**February 26, 2025**

A Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. (the "Association") was held at La Quinta Inn & Suites, 1838 Graham Road, College Station, TX 77845 at 9:00 a.m. CST.

**I. Call to Order**

The meeting of the Board of Directors of the Association was called to order at approximately 9:02 a.m. CST by Samuel Luke Marvel, President of the HOA.

**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. Natalie Farrell, HOA Manager, stepped in as Secretary of the meeting due to Ross Newcomb, Board Director not present.

**III. Proof of Notice of Meeting**

Natalie Farrell, HOA Manager, 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/Roll Call**

Samuel Marvel called the members names that were listed on the sign-in sheet. Mr. Marvel also gave an update on the approved 2024 budget and touched on the 2025 budget. Based on the budget an increase in dues is not necessary for 2025. He briefly mentioned an upcoming Special Assessment for needed repairs and improvements that will be scheduled at a later date.

Mr. Marvel then introduced Board Vice President, Andrew Jeffress, who reported on several updates related to the community in 2024 including:

- Improvements to the Community: mulching and tree trimming
- Improvements to the Common Areas: pool-coping and waterline tile replacement.
- Deacon Grand Entrance Sign - in progress
- Landscaping Refresh
- Fire Lane Gate repaired

- Bridge at Dog Park replaced
- Natalie Farrell was hired in January as the HOA Manager
- Restripping of Deacon Drive
- Evagail has done a lot with the City of College Station regarding clean up of the ponds and ditches
- 27 new constructions will be ready for the upcoming Fall and 48 more are on the way
- Negotiations were made with Optimum to reduce the cost in lieu of a 5-year extension

Mr. Jeffress turned the meeting back over to Mr. Marvel, concluding on other improvements:

- Keeping a high quality property, focusing on restripping, landscape improvements, fence and roof repairs
- Ross Newcomb will be stepping down from his position. We will be mailing out an nomination forms and ballots for election on April 2nd

## **V. Adjournment**

There being no further business to come before the meeting, it was adjourned by unanimous agreement at approximately 9:13 a.m. CST.

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

**DIRECTORS OF THE CORPORATION:**

**DIRECTORS OF THE CORPORATION:**

DocuSigned by:  
  
A56221CA6B444B9...  
Samuel Luke Marvel

DocuSigned by:  
  
938D7C981CEA43A...  
Andrew C. Jeffress

Signed by:  
  
A140C38BF254482...  
Ross Newcomb