

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

**Open Meeting Minutes**

**November 17, 2021**

An Open Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. was held via telephone conference at 11:30 a.m. CDT.

**I. Call to Order**

The meeting of the Board of Directors of the Association was called to order at approximately 11:30 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 Resolution for Trash Pad Improvements.** The HOA Manager, Hollie Walston explained the need for the unanimous consent resolution passed by the Board to construct nine new trash pads in the community to help with trash collection and sanitation. Upon motion duly made and seconded to approve the resolution to construct nine new trash pads in the Community, the Board unanimously approved. Attached to these Minutes as Exhibit "A" is a copy of the Unanimous Consent of Directors detailing the trash pad improvements need and locations.
- 3. Review and approve the adoption of an Individual Assessment for fence replacement on Corporal Rd., Lieutenant Ave., Sergeant Dr., and 3300-3353 General Parkway.**
  - a. The Board discussed the need for fence replacement for lots located on Corporal Rd., Lieutenant Ave., Sergeant Dr., and 3300-3353 General Parkway, and the four bids collected by the HOA Manager. The bid

vendors were: College Station Fencing, Maroon Fencing, Ace Fencing, and Mendez Fencing. The bid totals ranged from approximately \$97,000.00 to \$124,000.00. These bids covered the 108 townhomes in this 1st Phase meaning the Individual Assessment will range from approximately \$898.73 to \$1,144.82 per unit. Each of these bids included the removal of the old fencing and installation of the new fencing. Mendez Fencing came in as the lowest bid; they are a local contractor who have served the community for over 20 years.

- b. On motion duly made and seconded, the Board unanimously voted in favor of adopting the Individual Assessment of \$898.73 to each Owner on Corporal Rd., Lieutenant Ave., Sergeant Dr., and 3300-3353 General Parkway to construct fences for each lot at said addresses.
- c. The President then gave notice that the HOA office will begin collecting the deposit (roughly 50 percent of the total assessment) effective immediately. Each owner will have 30 days from the date of the meeting to send funds to the HOA office, and subsequently, 30 days after completion of the fence installment to send the remaining half.

**4. Review and approve an increase in the Regular Assessment of the Association to \$189.00/month for townhome lots and \$199.00/month for single family lots beginning January 2022.**

- a. The Board discussed an increase of the Regular Assessment. The Regular Assessments have been \$175.00/month for townhome lots and \$185.00/month for single family lots since 2013.
- b. Due to rising expenses such as debris removal, fence replacement, inflation costs, and water rates, and to maintain a reasonable provision to pay the estimated net expenses of the Association and maintain an appropriate replacement reserve, the Board President proposed increasing the Regular Assessment of the Association to \$189.00/month for townhome lots and \$199.00/month for single family lots beginning January 2022.
- c. On motion duly made and seconded, the Board unanimously voted to approve the Regular Assessment increase to to \$189.00/month for townhome lots and \$199.00/month for single family lots beginning January 2022.

**IV. Adjournment**

There being no further business to come before the meeting, it was adjourned by unanimous agreement at approximately 11:40 a.m. CDT.

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

**DIRECTORS OF THE CORPORATION:**

**DIRECTORS OF THE CORPORATION:**

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Samuel Luke Marvel

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Andrew C. Jeffress

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Ross Newcomb

## EXHIBIT "A"

### THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC. UNANIMOUS CONSENT OF DIRECTORS IN LIEU OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

The undersigned, being all of the members of the Board of Directors of **THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation (hereinafter referred to as the "**Association**"), do hereby adopt, pursuant to Article 22.220(a) of the Texas Business Organizations Code and the Bylaws of the Association, and in lieu of the holding a special meeting of the Board of Directors, the following resolutions:

#### I. TRASH PAD IMPROVEMENT APPROVAL

WHEREAS, pursuant to *Section 2.11* of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Barracks at Rock Prairie, recorded under Document No. 1255960, in the Official Public Records of Brazos County, Texas, as amended (the "**Declaration**") which states the Board of Directors of the Association shall have the right to specify additional locations on each Owner's Lot in which trash containers must be stored, the Board is of the opinion that it is in the best interest of the Association to add additional trash containers to improve sanitation and trash collection within the community, thereby lowering Association-paid expenses for labor and roll-off dumpsters, due to the increase in trash volume which is overloading existing trash containers;

WHEREAS, the Board President directed the Association Manager, Hollie Keeton, to seek out the most critical locations for additional trash pads to be constructed and Ms. Keeton recommended trash pad improvements (each a 10'x10' concrete pad with surrounding fence) be constructed in the locations described in the document attached hereto as Exhibit 'A';

NOW THEREFORE IT IS RESOLVED, the Board approves the construction of trash pads in the locations specified in Exhibit 'A' to help improve trash collection within the community.

RESOLVED, 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 annual meeting, up to and including the present date, are hereby ratified, confirmed and approved; and,

RESOLVED FURTHER, that Ross Newcomb, as Secretary of the Association, is hereby authorized and directed, that this consent be filed in the records of the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned has executed this consent as of and effective the 11th day of November, 2021.

DocuSigned by:  
   
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Samuel Luke Marvel, Director

DocuSigned by:  
  
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Andrew C. Jeffress, Director

DocuSigned by:  
  
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Ross Newcomb, Director

**EXHIBIT "A"**

**TRASH PAD SITE MAP**

See reference Site Map on next page. Locations of trash pads are as follows:

- Location 1: 119 and 121 Knox
- Location 2: 109 and 111 Knox
- Location 3: 3307 and 3309 Wakewell
- Location 4: 3423 and 3421 General Parkway (behind)
- Location 5: 3208 Travis Cole
- Location 6: 3106 Travis Cole
- Location 7: 3114 and 3116 Cullen
- Location 8: 3309 and 3311 Cullen
- Location 9: 4281 Commando
- Location 10: 335 and 337 Newcomb
- Location 11: 321 and 325 Newcomb



KYLE FIELD



OLD WELBORN RD



# The BARRACKS

TOWNHOMES

5 Bedroom	
4 Bedroom	
3 Bedroom	
2 Bedroom	



HOUSTON



ROCK PRAIRIE RD