



# Meadowlake Village Homeowner's Association

## Meeting Notice – January 3, 2022 at 6:00 p.m.

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The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, January 3, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from previous meeting.
- IV. Open Forum – 4 minutes per person.
- V. Enforce Security – Monthly Report
- VI. Discuss and approve Capital Projects for 2022.
- VII. Adjourn to Executive Session.
- VIII. Reconvene in Open Session.
- IX. Action, if any, which may be appropriate as a result of closed session deliberations.
- X. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES January 3, 2022

Board Members Present: Gene Wueste,  
Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real  
6:00 p.m. regular meeting called to order  
6:12 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Public Forum:
  - o Homeowner expressed concerns with concrete in drainage culvert, and trash on John Martin.
  - o Homeowner suggested our officer rotate his days off.
  - o Homeowner notified board that Battlebell Rd is being used as a drag strip.
  - o Homeowner inquired about Flock Safety Cameras: how they work and what they do.
- V. Officer with Enforce Security was not present.
- VI. The Board of Directors discussed capital projects to plan for 2022. A motion to obtain bids for basketball cover and more sun coverage at the playground was made by Leslie McDonald, seconded by Robert Wagnon and passed 4-0.
- VII. The Board of Directors reviewed the Pool Disclosures Policy. A motion to approve the new policy was made by Robert Wagnon, seconded by Brenda Marsh, and passed 4-0.
- VIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:12 p.m.



# Meadowlake Village Homeowner's Association

## **Meeting Notice – February 7, 2022 at 6:00 p.m.**

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The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, February 7, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from previous meeting.
- IV. Open Forum – 4 minutes per person.
- V. Enforce Security – Monthly Report
- VI. Review and take action on the financial statements for 4<sup>th</sup> Quarter 2021.
- VII. Review and take action on Engagement Letter with CPA.
- VIII. Review and take action on pool management contract.
- IX. Review and take action on HOA management contract.
- X. Adjourn to Executive Session.
- XI. Reconvene in Open Session.
- XII. Action, if any, which may be appropriate as a result of closed session deliberations.
- XIII. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES February 7, 2022

Board Members Present:

Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:20 p.m. Regular meeting adjourned

6:22 p.m. Executive Session

6:25 p.m. Executive Session adjourned

6:25 p.m. Regular meeting called to order

6:25 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Robert Wagnon.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 3-0.
- IV. Public Forum:
  - o Homeowner expressed concerns some violations at specific addresses.
  - o Homeowner expressed concern on fences down on John Martin.
  - o Homeowner inquired about the county re-digging ditch on John Martin.
  - o Homeowner suggested the sidewalk on the walking track be widened.
- V. Officer with Enforce Security gave monthly report.
- VI. The Board of Directors of reviewed 4<sup>th</sup> Quarter 2021 financial statements, motion to approve the financial statements was made by Brenda Marsh, seconded by Leslie McDonald and passed 3-0.
- VII. The Board of Directors of reviewed Engagement Letter with Jimmie Pierce, CPA. A motion to approve the engagement letter was made by Brenda Marsh, seconded by Leslie McDonald and passed 3-0.
- VIII. The Board of Directors of reviewed Sweetwater Pools Contract, a motion to approve the contract was made by Brenda Marsh, seconded by Leslie McDonald and passed 3-0.
- IX. The Board of Directors of reviewed management contract with Regina Real, a motion to approve the contract was made by Brenda Marsh, seconded by Leslie McDonald and passed 3-0.
- X. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 3-0 at 6:20 p.m.
- XI. Executive session was called to order at 6:22 p.m. and adjourned at 6:25 p.m.
- XII. Regular meeting was called back to order by Robert Wagnon at 6:25 p.m.
- XIII. A motion was made Leslie McDonald to approve one account for lawsuit and turnover 10 accounts to the attorney's office, seconded by Brenda Marsh and passed 3-0.
- XIV. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 3-0 at 6:26 p.m.



# Meadowlake Village Homeowner's Association

## **Meeting Notice – March 7, 2022 at 6:00 p.m.**

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The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, March 7, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from previous meeting.
- IV. Open Forum – 3 minutes per person.
- V. Enforce Security – Monthly Report
- VI. Adjourn to Executive Session.
- VII. Reconvene in Open Session.
- VIII. Action, if any, which may be appropriate as a result of closed session deliberations.
- IX. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES March 7, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:01 p.m. regular meeting called to order

6:10 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:10 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- IV. Public Forum:
  - o None
- V. Officer with Enforce Security gave monthly report.
- VI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:10 p.m.



# Meadowlake Village Homeowner's Association

## Meeting Notice – April 4, 2022 at 6:00 p.m.

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The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, April 4, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from previous meeting.
- IV. Open Forum – 3 minutes per person.
- V. Enforce Security – Monthly Report.
- VI. Update on old business.
- VII. Adjourn to Executive Session.
- VIII. Reconvene in Open Session.
- IX. Action, if any, which may be appropriate as a result of closed session deliberations.
- X. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES April 4, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:09 p.m. Regular meeting adjourned

6:10 p.m. Executive Session

6:13 p.m. Executive Session adjourned

6:13 p.m. Regular meeting called to order

6:14 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Public Forum:
  - o Homeowner expressed gratitude to security officer for being in the neighborhood.
- V. Officer with Enforce Security gave monthly report.
- VI. Manager, Regina Real, gave an update on construction repairs.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:09 p.m.
- VIII. Executive session was called to order at 6:10 p.m. and adjourned at 6:13 p.m.
- IX. Regular meeting was called back to order by Gene Wueste at 6:13 p.m.
- X. A motion was made Robert Wagnon to approve to turnover 25 accounts if still in violation upon next inspection to the attorney's office, seconded by Brenda Marsh and passed 4-0.
- XI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:14 p.m.





# Meadowlake Village Homeowner's Association

P.O. Box 1583  
Mont Belvieu, Texas 77580  
Phone (281) 573-4027

[www.meadowlakevillagehoa.com](http://www.meadowlakevillagehoa.com)  
email: [meadowlakevillage@verizon.net](mailto:meadowlakevillage@verizon.net)

## NOTICE OF MEETING

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, May 2, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Open Forum – 3 minutes per homeowner.
- V. Enforce Security – Monthly Report.
- VI. Review and take action on Leasing Policy.
- VII. Adjourn to Executive Session.
- VIII. Reconvene in Open Session.
- IX. Action, if any, which may be appropriate as a result of closed session deliberations.
- X. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES May 2, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:24 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Public Forum:
  - o Homeowner asked about no solicitor signs.
- V. Officer with Enforce Security gave monthly report.
- VI. Review of leasing policy was tabled.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:24 p.m.



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## NOTICE OF MEETING

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, June 6, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Open Forum – 3 minutes per homeowner.
- V. Enforce Security – Monthly Report.
- VI. Review and take action on 1<sup>st</sup> Quarter Financial Statements.
- VII. Adjourn to Executive Session.
- VIII. Reconvene in Open Session.
- IX. Action, if any, which may be appropriate as a result of closed session deliberations.
- X. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES June 6, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:22 p.m. Regular meeting adjourned

6:26 p.m. Executive Session

6:29 p.m. Executive Session adjourned

6:29 p.m. Regular meeting called to order

6:30 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Public Forum:
  - o Homeowner made suggestions for amenities and inquired about rate increase and hoa funds.
  - o Homeowner expressed concerns over a residence that is renting out by the room, vehicles blocking, heavy traffic and believes to be a health hazard.
  - o Homeowner expressed concerns over same residence that is renting out rooms.
  - o Homeowner expressed concern over trash service not being able to service Taino due to vehicles blocking the right of way.
  - o Homeowner inquired about Harris County installing a speed bump on Breda near park.
- V. Officer with Enforce Security gave monthly report.
- VI. Review and take action on financial statements was postponed.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Robert Wagnon, and passed 4-0 at 6:22 p.m.
- VIII. Executive session was called to order at 6:26 p.m. and adjourned at 6:29 p.m.
- IX. Regular meeting was called back to order by Gene Wueste at 6:29 p.m.
- X. A motion was made Brenda Marsh to approve 1 account for a lawsuit and 3 accounts to be turned over to attorney's office for DRV, by Robert Wagnon and passed 4-0.
- XI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:30 p.m.



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## NOTICE OF MEETING

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, July 11, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521. The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Open Forum – 3 minutes per homeowner.
- V. Review and take action on 1<sup>st</sup> and 2<sup>nd</sup> Quarter Financial Statements.
- VI. Enforce Security – Monthly Report.
- VII. Review and take action on addition of soccer field to amenities area.
- VIII. Adjourn to Executive Session.
- IX. Reconvene in Open Session.
- X. Action, if any, which may be appropriate as a result of closed session deliberations.
- XI. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES JULY 11, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, Robert Wagnon, and Leslie McDonald.

Manager Present: Regina Real

6:02 p.m. regular meeting called to order

6:51 p.m. Regular meeting adjourned

6:55 p.m. Executive Session

7:03 p.m. Executive Session adjourned

7:03 p.m. Regular meeting called to order

7:04 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:02 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Robert Wagnon, seconded by Leslie McDonald, and passed 4-0.
- IV. Jimmie Pierce, CPA presented first and second quarter financial statements. A motion to approve the financial statements was made by Brenda Marsh, seconded by Leslie McDonald and passed 4-0.
- V. Public Forum:
  - o Homeowner expressed concerns over residence that is renting out rooms.
  - o Homeowner expressed concerns of cars parking in street at a residence that has weekly game nights.
  - o Homeowner expressed concern that security is driving too fast in the neighborhood.
  - o Homeowner expressed concerns over Lake MUD retention pond and the mowing of the detention creek behind Osage only being mowed once a month.
- VI. Security report from Enforce Security was postponed.
- VII. The Board of Directors reviewed bids for the addition of a soccer field to the amenities area. A motion was made by Robert Wagnon to approve Wild Magnolia for field prep and the purchase of soccer goals, seconded by Leslie McDonald and passed 4-0.
- VIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Robert Wagnon, and passed 4-0 at 6:51 p.m.
- IX. Executive session was called to order at 6:55 p.m. and adjourned at 7:03 p.m.
- X. Regular meeting was called back to order by Gene Wueste at 7:03 p.m.
- XI. A motion was made by Robert Wagnon to approve 31 collection accounts and 11 DRV accounts to be turned over to attorney's office for legal action, motion was seconded by Leslie McDonald and passed 4-0.
- XII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 7:04 p.m.



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## NOTICE OF MEETING

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting virtually Monday, August 1, 2022 at 6:00 p.m. The virtual meeting will be available on Microsoft Teams.

**Join on your computer or Microsoft Teams mobile app**

[www.microsoftteams.com](http://www.microsoftteams.com)

Meeting ID: 263 532 339 252

Passcode: jLnihH

**Or call in (audio only)**

+1 281-810-2740,,233541999# United States, Houston

(866) 844-5949,,233541999# United States (Toll-free)

Phone Conference ID: 233 541 999#

The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Association attorney, Eric Tunsel will present information on leasing policy.
- V. Open Forum – 3 minutes per homeowner.
- VI. Enforce Security – Monthly Report.
- VII. Review and take action on Leasing Policy.
- VIII. Adjourn to Executive Session.
- IX. Reconvene in Open Session.
- X. Action, if any, which may be appropriate as a result of closed session deliberations.
- XI. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

VIRTUAL MINUTES August 1, 2022

Board Members Present:

Gene Wueste, Brenda Marsh, and Robert Wagnon

Manager Present: Regina Real

6:04 p.m. regular meeting called to order

6:38 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:04 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Brenda Marsh, seconded by Robert Wagnon, and passed 3-0.
- IV. Association attorney, Eric Tonsul presented the new leasing policy and took homeowner questions regarding the policy.
- V. Open Forum:
  - o Homeowner expressed concern over illegal gambling.
- VI. Security report from Enforce Security was postponed.
- VII. The Board of Directors reviewed and approved the Leasing Policy. Motion to approve the new leasing policy was made by Brenda Marsh, seconded by Robert Wagnon, and passed 3-0.
- VIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Robert Wagnon, and passed 4-0 at 6:38 p.m.





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## NOTICE OF MEETING

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, September 12, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521.

The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Open Forum – 3 minutes per homeowner.
- V. Enforce Security – Monthly Report.
- VI. Adjourn to Executive Session, if needed.
- VII. Reconvene in Open Session.
- VIII. Action, if any, which may be appropriate as a result of closed session deliberations.
- IX. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

VIRTUAL MINUTES MINUTES September 12, 2022

Board Members Present:

Gene Wueste, Leslie McDonald, Brenda Marsh, and Robert Wagnon

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:02 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Open Forum:
  - o None
- V. Security report from Enforce Security was postponed.
- VI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:02 p.m.



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## Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, October 3, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521.

The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Enforce Security – Monthly Report
- V. Open Forum – 3 minutes per homeowner.
- VI. Enforce Security – Monthly Report.
- VII. Update on soccer field addition.
- VIII. Adjourn to Executive Session, if needed.
- IX. Reconvene in Open Session.
- X. Action, if any, which may be appropriate as a result of closed session deliberations.
- XI. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MINUTES MINUTES October 3, 2022

Board Members Present:

Gene Wueste, Leslie McDonald, Brenda Marsh, and Robert Wagnon

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:22 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- IV. Open Forum:
  - o Homeowner expressed concerns about speeding in the neighborhood.
  - o Homeowner requested a traffic study be done at John Martin and Sequoia/Pocahontas for a traffic light.
- V. Regina Real have update on soccer field addition: Second goal is awaiting missing parts from freight company. One goal has been installed.
- VI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:06 p.m. to adjourn to executive session.
- VII. Executive Session was called to order by Gene Wueste at 6:07 p.m.
- VIII. A motion to adjourn executive session was made by Brenda Marsh, seconded by Leslie McDonald, and passed 4-0 at 6:00 p.m.
- IX. Regular meeting was to called to order by Gene Wueste at 6:00 p.m.
- X. A motion to turnover 32 accounts to the attorney's office was made by Robert Wagnon, seconded by Leslie McDonald, and passed 4-0.
- XI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Robert Wagnon, and passed 4-0 at 6:12 p.m.



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## MEETING NOTICE

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, November 7, 2022, at 6:00 p.m. The meeting will be held at 7410 Breda Drive, Baytown, Texas, 77521.

The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from prior meeting.
- IV. Enforce Security – Monthly Report
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and take action on bids for digital displays.
- VII. Review and take action on contract for Pool and Lifeguard Services.
- VIII. Adjourn to Executive Session, if needed.
- IX. Reconvene in Open Session.
- X. Action, if any, which may be appropriate as a result of closed session deliberations.
- XI. Adjournment.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MEETING MINUTES November 7, 2022

Board Members Present:

Gene Wueste, Leslie McDonald, Brenda Marsh, and Robert Wagnon

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:13 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- IV. Enforce Security Report – postponed.
- V. Open Forum:
  - o None
- VI. The Board of Directors reviewed the bids for digital signage. A motion was made by Robert Wagnon to approve Sign-Express proposal, seconded by Leslie McDonald and passed 4-0.
- VII. The Board of Directors reviewed the contract proposal for Sweetwater Pools. A motion was made by Robert Wagnon to approve the contract, seconded by Brenda Marsh and passed 4-0.
- VIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:13 p.m.



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November 15, 2022

## NOTICE OF ANNUAL MEETING

You are invited to attend the 2022 Annual Meeting of the Members, which will be held on Monday, November 28, 2022, at 7410 Breda Drive, in Baytown, Texas, 77521. The meeting will start at 6:00 p.m. Registration will start at 5:45 p.m. In order to have all homeowners registered prior to the start of the meeting, please arrive early for registration.

Pursuant to Sec. 209.0058(c) of the Texas Property Code, in a property owners' association election, written and signed ballots are not required for uncontested races. In response to the solicitation of candidates that was previously sent out to all owners, there were no owners that submitted their name as a candidate to be placed on the ballot. The only candidates running are the current Board members. Accordingly, the current Board members are elected by acclamation, without the need for an election.

The agenda for the meeting is as follows:

- I. Establish Quorum.
- II. Call meeting to order.
- III. Approval of minutes from previous meeting.
- IV. Open Forum (limit of 3 minutes per homeowner)
- V. Review and take action on 3<sup>rd</sup> Quarter Financial Statements.
- VI. Review and take action to adopt 2023 budget and set annual assessment rate for 2023.
- VII. Election of Directors – Uncontested race, Directors elected by acclamation.
- VIII. Adjourn to Executive Session, (if needed).
- IX. Reconvene in Open Session.
- X. Action, if any, which may be appropriate as a result of closed session deliberations.
- XI. Adjournment.

### **Upcoming Event: Christmas in the Park**

**Join us on December 3<sup>rd</sup>** at the clubhouse located at 7410 Breda Drive for a visit from Santa and grab a photo. Santa will arrive at 6:15 p.m. The movie will be played in the park and starts at 7:00 p.m. We will be showing How the Grinch Stole Christmas. This is a free event for residents of Meadowlake Village. Helpers will be serving popcorn, hot chocolate, water, and cookies. Bring your lawn chairs and blankets to enjoy the movie.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION  
7410 Breda Drive  
Baytown, Texas 77521

MEETING MINUTES November 28, 2022

Board Members Present:

Gene Wueste, Leslie McDonald, Brenda Marsh, and Robert Wagnon

Manager Present: Regina Real

6:00 p.m. regular meeting called to order

6:22 p.m. Regular meeting adjourned

6:24 p.m. Executive Session called to order

6:28 p.m. Executive Session adjourned

6:29 Regular Meeting called to order

6:30 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- IV. Open Forum:
  - o Homeowner expressed concerns over flooding at the end of street near Osage and Bighorn due to the detention creek behind the street. Homeowner was advised that belongs to Lake MUD. Homeowner will contact Lake MUD.
  - o Homeowner reported street repairs needed at John Martin and Pocahontas and at the end of Breda where it meets Bighorn. These will be reported to the county by property manager.
- V. The Board of Directors reviewed the 3<sup>rd</sup> Quarter Financial statements. A motion to approve was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- VI. The Board of Directors reviewed the 2023 budget. A motion to approve the 2023 budget with a 5% increase to the annual assessment rate was made by Brenda Marsh, seconded by Leslie McDonald and passed 4-0.
- VII. Election of Directors – Uncontested race, Directors Robert Wagnon, Leslie McDonald, and Brenda Marsh elected by acclamation.
- VIII. With no further business, a motion was made to adjourn to executive session was by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 6:22 p.m.
- IX. Executive session was called to order by Gene Wueste at 6:24 p.m. and adjourned at 6:28 p.m.
- X. Regular meeting was called to order by Gene Wueste at 6:29 p.m.
- XI. A motion to approve escalating an account at lawyers for litigation was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- XII. A motion to approve foreclosure proceedings on an account at the attorney's office was made by Leslie McDonald, seconded by Robert Wagnon, and passed 4-0.
- XIII. With no further business, a motion to adjourn was made at 6:30 by Brenda Marsh, seconded by Robert Wagnon, and passed 4-0.





# Meadowlake Village Homeowner's Association

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**December 2022**

**No Meeting Held**