



Meadowlake Village Homeowner's Association

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

www.meadowlakevillagehoa.com
email: meadowlakevillage@verizon.net

Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, January 8, 2024, 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 Amended Certificate of Resolution relating to imposition of late charges and collection costs on delinquent assessments.
- VII. Adjourn to Executive Session to discuss legal matters, if needed.
- VIII. Reconvene in Open Session.
- IX. Action, if any, which may be appropriate as a result of closed session deliberations.
- X. Adjournment.



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January 8, 2024

Meeting Canceled due to power outage.



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Agenda

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Tuesday, January 16, 2024, 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 Amended Certificate of Resolution relating to imposition of late charges and collection costs on delinquent assessments.
- VII. Adjourn to Executive Session to discuss legal matters, if needed.
- 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

MEETING MINUTES January 16, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Yvette Bazan and Debra Murray

Manager: Regina Real

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

6:02 p.m. Regular meeting adjourned

6:02 p.m. Executive Session called to order

6:03 p.m. Executive Session adjourned

6:03 p.m. Regular meeting called to order

6:04 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 5-0.
- IV. Open Forum:
 - o None
- V. Enforce Security Report – Postpone
- VI. Open Forum - None
- VII. A motion to approve Amended Certificate of Resolution relating to imposition of late charges and collection costs on delinquent assessments was made by Leslie McDonald, seconded by Yvette Bazan, and passed 5-0.
- VIII. A motion to adjourn to executive session was made at 6:02 p.m. by Brenda Marsh, seconded by Yvette Bazan, and passed 5-0.
- IX. Executive session was called to order by Robert Wagnon at 6:02 p.m.
- X. Executive session was adjourned at 6:03 p.m.
- XI. Regular meeting was called to order at 6:03 p.m. by Robert Wagnon.
- XII. A motion to escalate 3 accounts at the attorney's office to lawsuits was made by Brenda Marsh, seconded by Yvette Bazan and passed 5-0.
- XIII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:04 p.m. to adjourn.

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

MEETING MINUTES January 16, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Yvette Bazan and Debra Murray

Manager: Regina Real

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

6:02 p.m. Regular meeting adjourned

6:02 p.m. Executive Session called to order

6:03 p.m. Executive Session adjourned

6:03 p.m. Regular meeting called to order

6:04 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 5-0.
- IV. Open Forum:
 - o None
- V. Enforce Security Report – Postpone
- VI. Open Forum - None
- VII. A motion to approve Amended Certificate of Resolution relating to imposition of late charges and collection costs on delinquent assessments was made by Leslie McDonald, seconded by Yvette Bazan, and passed 5-0.
- VIII. A motion to adjourn to executive session was made at 6:02 p.m. by Brenda Marsh, seconded by Yvette Bazan, and passed 5-0.
- IX. Executive session was called to order by Robert Wagnon at 6:02 p.m.
- X. Executive session was adjourned at 6:03 p.m.
- XI. Regular meeting was called to order at 6:03 p.m. by Robert Wagnon.
- XII. A motion to escalate 3 accounts at the attorney's office to lawsuits was made by Brenda Marsh, seconded by Yvette Bazan and passed 5-0.
- XIII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:04 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, February 12, 2024, 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. Review Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and take action on drainage needs near park/walking track.
- VII. Adjourn to Executive Session to discuss legal matters, if needed.
- 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

MEETING MINUTES February 12, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Yvette Bazan and Debra Murray

Manager: Regina Real

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

6:17 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 Yvette Bazan, and passed 5-0.
- IV. The board of directors reviewed security report. A motion to approve was made by Debra Murray, seconded by Leslie McDonald and passed 5-0.
- V. Open Forum:
 - o Homeowner had complaint about trash company throwing trash back in yard.
 - o Head on collision on John Martin & Sequoia.
- VI. The board of directors reviewed bids for drainage improvement at playground and walking track area. No approvals will be made until more bids are obtained.
- VII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:17 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, March 4, 2024, 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. Review Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and take action on financial statements.
- VII. Review and take action on drainage bids.
- VIII. Adjourn to Executive Session to discuss legal matters, 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 March 4, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Yvette Bazan and Debra Murray

Manager: Regina Real

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

6:07 p.m. Regular meeting adjourned

6:08 p.m. Executive Session called to order

6:10 p.m. Executive Session adjourned

6:11 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 Robert Wagnon
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- IV. Open Forum:
 - o Debra Murray announced her resignation from the board of directors.
- V. Enforce Security Report – Postpone
- VI. A motion to approve the 4th quarter financial statements was made by Leslie McDonald, seconded by Yvette Bazan, and passed 5-0.
- VII. Review and take action on drainage bids was postponed.
- VIII. A motion to adjourn the regular meeting was made at 6:07 p.m. by Brenda Marsh, seconded by Leslie McDonald, and passed 5-0.
- IX. Executive session was called to order by Robert Wagnon at 6:08 p.m.
- X. The executive session was adjourned at 6:10 p.m.
- XI. The regular meeting was called to order at 6:11 p.m. by Robert Wagnon.
- XII. A motion to send 17 past due accounts to the attorney's office for collection was made by Brenda Marsh, seconded by Leslie McDonald, and passed 5-0.
- XIII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:12 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, April 8, 2024, 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. Review Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and take action on drainage bids.
- VII. Adjourn to Executive Session to discuss legal matters, if needed.
- 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

MEETING MINUTES April 8, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, and Yvette Bazan

Manager: Regina Real

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

6:02 p.m. Regular meeting adjourned

6:02 p.m. Executive Session called to order

6:03 p.m. Executive Session adjourned

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

6:05 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 4-0.
- IV. Open Forum:
 - o None
- V. Enforce Security Report – Postpone
- VI. Review and take action on drainage bids was postponed.
- VII. A motion to adjourn the regular meeting was made at 6:02 p.m. by Brenda Marsh, seconded by Leslie McDonald, and passed 4-0.
- VIII. Executive session was called to order by Robert Wagnon at 6:02 p.m.
- IX. The executive session was adjourned at 6:03 p.m.
- X. Regular meeting was called to order at 6:04 p.m. by Robert Wagnon.
- XI. A motion to approve an account at the attorney's to foreclosure was made by Yvette Bazan, seconded by Brenda Marsh, and passed 4-0.
- XII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:05 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, May 6, 2024, 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. Review Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and take action on drainage bids.
- VII. Discuss and take action on needed signage.
- VIII. Discuss and take action on the appointment of Ernie Nuckols to the board of directors.
- IX. Adjourn to Executive Session to discuss legal matters, if needed.
- X. Reconvene in Open Session.
- XI. Action, if any, which may be appropriate as a result of closed session deliberations.
- XII. Adjournment.

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

MEETING MINUTES May 6, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuckols and Yvette Bazan

Manager: Regina Real

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

6:13 p.m. Regular meeting adjourned

6:14 p.m. Executive Session called to order

6:18 p.m. Executive Session adjourned

6:18 p.m. Regular meeting called to order

6:19 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 Yvette Bazan, and passed 4-0.
- IV. Open Forum:
 - o Homeowner inquired about trimming trees encroaching on her property.
 - o Homeowner inquired about deed restriction inspections.
- V. Enforce Security Report – March and April report was presented to the board by Regina Real. A motion to accept the report was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- VI. Review and take action on drainage bids was postponed.
- VII. The Board of Directors discussed new signage needs for amenities. A motion to approve new signage was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- VIII. A motion to appoint Ernest Nuckols to the Board of Directors to fill a vacant seat was made by Yvette Bazan, seconded by Brenda Marsh, and passed 4-0.
- IX. A motion to adjourn the regular meeting was made at 6:13 p.m. by Brenda Marsh, seconded by Ernest Nuckols, and passed 5-0.
- X. Executive session was called to order by Robert Wagnon at 6:14 p.m.
- XI. The executive session was adjourned at 6:18 p.m.
- XII. Regular meeting was called to order at 6:18 p.m. by Robert Wagnon.
- XIII. A motion to approve 4 accounts for litigation and 1 account for foreclosure was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- XIV. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:19 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, June 3, 2024, 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. Review the Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and approve 1st Quarter Financial Statements.
- VII. Review and take action on drainage bids.
- VIII. Discuss and take action on fencing needs.
- IX. Adjourn to Executive Session to discuss legal matters, if needed.
- X. Reconvene in Open Session.
- XI. Action, if any, which may be appropriate as a result of closed session deliberations.
- XII. Adjournment.

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

MEETING MINUTES June 03, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Manager: Regina Real

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

6:17 p.m. Regular meeting adjourned

6:17 p.m. Executive Session called to order

6:21 p.m. Executive Session adjourned

6:21 p.m. Regular meeting called to order

6:22 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:02 p.m. the 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 5-0.
- IV. Enforce Security Report – Kevin V. with Enforce Security gave a report and answered questions.
- V. Open Forum:
 - o None
- VI. The Board of Directors reviewed 1st Quarter Financial Statements. A motion to approve was made by Leslie McDonald, seconded by Ernest Nuchols, and passed 5-0.
- VII. Review and take action on drainage bids were postponed.
- VIII. The Board of Directors discussed fencing needs to keep ATVs off of common areas that are tearing up property.
- IX. A motion to adjourn the regular meeting was made at 6:17 p.m. by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- X. Executive session was called to order by Robert Wagnon at 6:17 p.m.
- XI. The executive session was adjourned at 6:21 p.m.
- XII. The regular meeting was called to order at 6:21 p.m. by Robert Wagnon.
- XIII. A motion to approve 1 account for litigation and 1 account for foreclosure was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- XIV. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:22 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, July 8, 2024, at 5:45 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. Review the Enforce Security monthly report.
 - V. Open Forum – 3 minutes per homeowner.
 - VI. Adjourn to Executive Session to discuss legal matters, if needed.
 - VII. Reconvene in Open Session.
 - VIII. Action, if any, which may be appropriate as a result of closed session deliberations.
 - IX. Adjournment.
- MEETING CANCELLED**



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, July 15, 2024, at 5:45 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. Review the Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Adjourn to Executive Session to discuss legal matters, if needed.
- VII. Reconvene in Open Session.
- VIII. Action, if any, which may be appropriate as a result of closed session deliberations.
- IX. Adjournment.

**MEETING
CANCELLED**



Meadowlake Village Homeowner's Association

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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, August 5, 2024, at 5:45 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. Review the Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Adjourn to Executive Session to discuss legal matters, 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

MEETING MINUTES August 5, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Manager: Regina Real

5:46 p.m. Regular meeting called to order

5:57 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:46 p.m. the 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 5-0.
- IV. A motion was made to approve the monthly security report by Brenda Marsh, seconded by Yvette Bazan, and passed 5-0.
- V. Open Forum:
 - o Homeowner inquired about a Generac backup generator.
- VI. With no further business, a motion was made by Brenda Marsh and seconded by Yvette Bazan and passed 5-0 at 5:57 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, September 9, 2024, at 5:45 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. Review the Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Review and approve financial statements.
- VII. Receive updates on old business.
- VIII. Adjourn to Executive Session to discuss legal matters, 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 September 09, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Manager: Regina Real

5:45 p.m. Regular meeting called to order

6:24 p.m. Regular meeting adjourned

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

6:32 p.m. Executive Session adjourned

6:32 p.m. Regular meeting called to order

6:33 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:46 p.m. the 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 Yvette Bazan, and passed 5-0.
- IV. A motion was made to approve the monthly security report by Ernest Nuchols, seconded by Leslie McDonald, and passed 5-0.
- V. Open Forum:
 - o Homeowners inquired about the status of 7930 Stillwater and launched concerns regarding tenants' behavior.
 - o Homeowner inquired about debris pickup from the county.
 - o Homeowner expressed concerns regarding lifeguard behavior.
 - o Homeowner inquired about abandoned properties on Osage and Breda.
- VI. The Board of Directors reviewed 2nd Quarter Financial Statements. A motion to approve was made by Yvette Bazan, seconded by Brenda Marsh, and passed 5-0.
- VII. Regina Real presented updates on old business:
 - o LED sign is awaiting a part to be shipped and then repair will be made.
 - o Camera installation is scheduled for two weeks.
- VIII. A motion to adjourn the regular meeting was made at 6:24 p.m. by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- IX. Executive session was called to order by Robert Wagnon at 6:24 p.m.
- X. The executive session was adjourned at 6:32 p.m.
- XI. The regular meeting was called to order at 6:32 p.m. by Robert Wagnon.
- XII. A motion to approve one account for litigation and one account for foreclosure was made by Yvette Bazan, seconded by Leslie McDonald, and passed 5-0.
- XIII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:33 p.m. to adjourn.



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Meeting Notice

The Meadowlake Village Homeowners' Association Board of Directors will hold a regular meeting Monday, October 7, 2024, at 5:45 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. Review the Enforce Security monthly report.
- V. Open Forum – 3 minutes per homeowner.
- VI. Receive updates on old business.
- VII. Adjourn to Executive Session to discuss legal matters, if needed.
- 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

MEETING MINUTES October 7, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Manager: Regina Real

5:45 p.m. Regular meeting called to order

5:52 p.m. Regular meeting adjourned

5:55 p.m. Executive Session called to order

5:58 p.m. Executive Session adjourned

5:58 p.m. Regular meeting called to order

5:59 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:45 p.m. the 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 Yvette Bazan, and passed 5-0.
- IV. Enforce Security Report – The security officer from Enforce gave the monthly report.
- V. Open Forum:
 - o None
- VI. Updated on old business: LED signs are repaired and functional, tennis courts are awaiting contractor bids.
- VII. A motion to adjourn the regular meeting was made at 5:52 p.m. by Brenda Marsh, seconded by Leslie McDonald, and passed 5-0.
- VIII. Executive session was called to order by Robert Wagnon at 5:55 p.m.
- IX. The executive session was adjourned at 5:58 p.m.
- X. The regular meeting was called to order at 5:58 p.m. by Robert Wagnon.
- XI. A motion to approve 3 accounts for litigation and 1 account for foreclosure was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- XII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 5:59 p.m. to adjourn.



Meadowlake Village Homeowner's Association

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Mont Belvieu, Texas 77580

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Phone (281) 573-4027

October 21, 2024

NOTICE OF ANNUAL MEETING

You are invited to attend the 2024 Annual Meeting of the Members, which will be held on Monday, November 18, 2024, at 7410 Breda Drive, in Baytown, Texas, 77521. The meeting will start at 5:45 p.m. Registration will begin at 5:30 p.m. In order to have all homeowners registered before 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 candidate running is a current Board member. Accordingly, the current Board member is 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 approve 3rd quarter financial statements.
- VI. Review and take action to adopt the 2025 budget and set the annual assessment rate for 2025.
- VII. Election of Directors – Uncontested race; elected by acclamation.
- VIII. Discuss and take action on the position assignment of directors.
- IX. Adjourn to Executive Session, (if needed).
- X. Reconvene in Open Session.
- XI. Action, if any, which may be appropriate as a result of closed session deliberations.
- XII. Adjournment.

Upcoming Event: Christmas in Park December 14th 4:30 p.m.



Join us on Saturday, December 14th at the clubhouse located at 7410 Breda Drive for a visit from Santa, bounce house, train rides and a movie in the park. Event begins at 4:30 p.m. Santa will make his arrival at 5:30 p.m. The movie will be played in the park and starts at 6:30 p.m. This is a free event for residents of Meadowlake Village sponsored by Blackmon Plumbing. Helpers will be serving nachos, hot dogs, popcorn, hot chocolate, water, and cookies. Bring your lawn chairs and blankets to enjoy the movie!

Reporting Streetlight Outages

To report a street light you will need the number off of the pole.
Call (713) 207-2222 or use on the QR code to report online.



Speeding in the Neighborhood



The HOA has had many complaints of speeding in the neighborhood. We need your help to get traffic patrols. If you are interested in requesting more patrols, please call [\(713\) 274-2500](tel:7132742500) or use the QR code and fill in the form to request extra patrol of Meadowlake Village. Residents who live within the Precinct 3 area may also request a vacation watch.

Security

We encourage homeowners to be alert at all times and to call and report any suspicious behavior so that it can be investigated. If it doesn't feel or look right, it probably is not right. Never attempt to stop a crime yourself, always call the police.

Phone Numbers:

Emergency: 9-1-1

Harris County Sheriff's Office (713) 221-6000

Enforce Security (346) 471-9851

Visit our website



Visit our website at www.meadowlakevillagehoa.com or use the QR code to find information on amenities, documents, important dates, events, meeting information, and more.

Email Subscription

Stay informed on important dates, events, meetings, and more when you subscribe to our emails. Sign up at www.meadowlakevillagehoa.com or use the QR code to subscribe today.



HOW TO USE QR CODES:

- On iPhone, open the camera and point it at the QR code. Tap the link above the code to open it.
- On Android, open the camera. Tap the cog icon and toggle on "Scan QR codes". Point the camera at the code and click the link that pops up.

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

MEETING MINUTES November 18, 2024

Board Members Present:

Robert Wagnon, Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Manager: Regina Real

5:45 p.m. Regular meeting called to order

5:59 p.m. Regular meeting adjourned

6:01 p.m. Executive Session called to order

6:06 p.m. Executive Session adjourned

6:06 p.m. Regular meeting called to order

6:06 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:45 p.m. the 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 5-0.
- IV. Open Forum:
 - o Homeowner inquired about easy fiber internet coming to the neighborhood.
- V. A motion was made by Leslie McDonald and seconded by Ernest Nuchols to approve 3rd quarter financial statements. The motion passed 5-0.
- VI. Ernest Nuchols was elected by acclamation in an uncontested race. A motion to approve was made by Brenda Marsh, seconded by Leslie McDonald, and passed 5-0.
- VII. The board positions were discussed and a motion for all positions to remain the same was made by Leslie McDonald, seconded by Yvette Bazan, and passed 5-0.
- VIII. A motion to approve the 2025 budget was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- IX. A motion to adjourn the regular meeting was made at 5:59 p.m. by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- X. Executive session was called to order by Robert Wagnon at 6:01 p.m.
- XI. The executive session was adjourned at 6:06 p.m.
- XII. The regular meeting was called to order at 6:06 p.m. by Robert Wagnon.
- XIII. A motion to approve 11 accounts at the attorney's office for litigation was made by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- XIV. With no further business, a motion was made to adjourn by Yvette Bazan and seconded by Brenda Marsh, and passed 5-0 at 6:06 p.m.