

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

MEETING MINUTES April 06, 2026

Board Members Present:

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

Absent: Leslie McDonald

Manager: Regina Real

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

6:02 p.m. Regular meeting adjourned

6:10 p.m. Executive Session called to order

6:12 p.m. Executive Session adjourned

6:12 p.m. Regular meeting called to order

6:13 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 Yvette Bazan, seconded by Ernest Nuckols, and passed 4-0.
- IV. Open Forum:
  - o Homeowner expressed concerns with traffic on the I-10 feed and John Martin at times blocking exits.
  - o Homeowner expressed concern for the need of a light and John Martin and Wallisville, as well as Pocahontas or Sequoia.
- V. A motion to approve the monthly security report was made by Ernest Nuckols, seconded by Yvette Bazan and passed 4-0.
- VI. A motion to adjourn the regular meeting to executive session was made by Brenda Marsh at 6:02 p.m., seconded by Yvette Bazan, and passed 4-0.
- VII. Executive session was called to order at 6:10 p.m. by Robert Wagnon.
- VIII. The executive session was adjourned at 6:12 p.m.
- IX. The regular meeting was called to order at 6:12 p.m. by Robert Wagnon.
- X. A motion to escalate two collection accounts and one collection/DRV combination account to litigation at the attorney's office was made by Yvette Bazan, 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 Yvette Bazan, and passed 4-0 at 6:13