

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

MEETING MINUTES May 4, 2026

Board Members Present:

Robert Wagnon, Yvette Bazan, and Ernest Nuckols

Absent: Leslie McDonald & Brenda Marsh

Manager: Regina Real

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

5:56 p.m. Regular meeting adjourned

5:58 p.m. Executive Session called to order

5:59 p.m. Executive Session adjourned

5:59 p.m. Regular meeting called to order

6:00 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 Ernest Nuckols, seconded by Yvette Bazan, and passed 3-0.
- IV. Open Forum:
  - o Homeowner expressed concerns with traffic and deteriorated shoulder on John Martin.
- V. A motion to approve the monthly security report was made by Yvette Bazan, seconded by Ernest Nuckols and passed 3-0.
- VI. A motion to approve the 1<sup>st</sup> Quarter Financial Statements was made by Yvette Bazan, seconded by Ernest Nuckols and passed 3-0.
- VII. A motion to adjourn the regular meeting to executive session was made by Yvette Bazan at 5:56 p.m., seconded by Ernest Nuckols and passed 3-0.
- VIII. Executive session was called to order at 5:58 p.m. by Robert Wagnon.
- IX. The executive session was adjourned at 5:59p.m.
- X. The regular meeting was called to order at 5:59 p.m. by Robert Wagnon.
- XI. A motion to escalate one account to litigation at the attorney's office was made by Yvette Bazan, seconded by Ernest Nuckols, and passed 3-0.
- XII. With no further business, a motion was made to adjourn Yvette Bazan and seconded by Ernest Nuckols, and passed 3-0 at 6:00 p.m.