

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

MEETING MINUTES October 6, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, and Ernest Nuckols

Manager: Regina Real

Absent: Robert Wagnon

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

5:47 p.m. Regular meeting adjourned

5:47 p.m. Executive Session called to order

5:49 p.m. Executive Session adjourned

5:49 p.m. Regular meeting called to order

5:50 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:45 p.m. the meeting was called to order by Leslie McDonald.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Yvette Bazan, seconded by Brenda Marsh and passed 5-0.
- IV. A motion to approve the monthly security report was made by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- V. Open Forum:
  - o Homeowner complaint regarding truck parked on Breda Drive for extended period.
  - o Homeowner complaint regarding yard maintenance on Mohawk Street.
- VI. A motion to adjourn the regular meeting was made by Brenda Marsh, seconded by Ernest Nuckols, and passed 5-0 at 5:54 p.m.
- VII. Executive session was called to order by Robert Wagnon at 5:55 p.m.
- VIII. The executive session was adjourned at 6:03 p.m.
- IX. The regular meeting was called to order at 6:03 p.m. by Robert Wagnon.
- X. A motion to send twenty delinquent accounts to the attorney's office and escalate five accounts at the attorney's office to litigation was made by Yvette Bazan, seconded by Ernie Nuckols, and passed 5-0.
- XI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 6:03 p.m.