



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 6, 2025, 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 take action on Reserve Study draft.
- VII. Review and take action on drainage proposal.
- VIII. Review and take action on pool management contract.
- IX. Review and take action on engagement for CPA.
- X. Review and take action on management contract.
- XI. Adjourn to Executive Session to discuss legal matters, if needed.
- XII. Reconvene in Open Session.
- XIII. Action, if any, which may be appropriate as a result of closed session deliberations.
- XIV. Adjournment.

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

MEETING MINUTES January 06, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, Ernest Nuchols and Yvette Bazan

Robert Wagnon, entered at 5:54 p.m.

Manager: Regina Real

5:48 p.m. Regular meeting called to order

6:03 p.m. Regular meeting adjourned

6:03 p.m. Executive Session called to order

6:04 p.m. Executive Session adjourned

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

6:04 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:48 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 4-0.
- IV. Enforce Security report was postponed.
- V. Open Forum:
 - o Homeowners requested pickleball courts.
 - o Homeowner complaint about fireworks and gunshots.
- VI. A motion was made by Leslie McDonald and seconded by Yvette Bazan to approve the Reserve Study. The motion passed 5-0.
- VII. A motion was made by Leslie McDonald and seconded by Yvette Bazan to approve drainage project with Wild Magnolia Landscaping. The motion passed 5-0.
- VIII. A motion was made by Brenda Marsh and seconded by Yvette Bazan to approve pool contract with Sweetwater Pools. The motion passed 5-0.
- IX. A motion was made by Leslie McDonald and seconded by Yvette Bazan to approve engagement in accounting services with Jimmie Pierce, CPA. The motion passed 5-0.
- X. A motion was made by Leslie McDonald and seconded by Brenda Marsh to approve the management contract with Regina Real. The motion passed 5-0.
- XI. A motion to adjourn the regular meeting was made at 6:03 p.m. by Yvette Bazan, seconded by Brenda Marsh, and passed 5-0.
- XII. Executive session was called to order by Robert Wagnon at 6:03 p.m.
- XIII. The executive session was adjourned at 6:04 p.m.
- XIV. The regular meeting was called to order at 6:04 p.m. by Robert Wagnon.
- XV. A motion to approve 1 account at the attorney's office for litigation was made by Yvette Bazan, seconded by Brenda Marsh, and passed 5-0.
- XVI. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 6:04 p.m.



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, February 3, 2025, 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 take action on financial statements.
- VII. Review and take action on Enforce Security contract.
- 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 February 3, 2025

Board Members Present:

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

Manager: Regina Real

5:45 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 was reviewed and a motion to approve was made by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- V. Open Forum:
 - o Homeowners concerned with lack of landscaping maintenance on empty lot at entrance to neighborhood and lawn maintenance of resident yards.
- VI. Review of 4th quarter financial statements was postponed.
- VII. A motion was made by Leslie McDonald and seconded by Yvette Bazan to enter approval of Enforce Security contract into the minutes, the motion passed 5-0.
- VIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:59 p.m.



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, March 3, 2025, 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 take action on financial statements.
- 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 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 6, 2025, 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 take action on Reserve Study draft.
- VII. Review and take action on drainage proposal.
- VIII. Review and take action on pool management contract.
- IX. Review and take action on engagement for CPA.
- X. Review and take action on management contract.
- XI. Adjourn to Executive Session to discuss legal matters, if needed.
- XII. Reconvene in Open Session.
- XIII. Action, if any, which may be appropriate as a result of closed session deliberations.
- XIV. Adjournment.

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

MEETING MINUTES March 3, 2025

Board Members Present:

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

Manager: Regina Real

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

5:54 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:49 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 Kevin Taylor was present to give report and introduce himself as new Account Manager for Meadowlake.
- V. Open Forum:
 - o None
- VI. Review of 4th quarter financial statements was postponed.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:54 p.m.



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, April 7, 2025, 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 take action on financial statements.
- 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 07, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, Ernest Nuchols, Yvette Bazan
Robert Wagnon, entered at 5:45 p.m.

Manager: Regina Real

5:48 p.m. Regular meeting called to order

6:00 p.m. Regular meeting adjourned

6:00 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. 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. Enforce Security report was postponed.
- V. Open Forum:
 - o Homeowner reported soccer nets need repair.
 - o Homeowner complaint about yards on Mohawk.
- VI. A motion was made by Brenda Marsh, and seconded by Leslie McDonald to postpone financial statements and was passed 5-0.
- VII. A motion to adjourn the regular meeting was made at 6:00 p.m. by Leslie McDonald seconded by Brenda Marsh, and passed 5-0.
- VIII. Executive session was called to order by Robert Wagnon at 6:00 p.m.
- IX. The executive session was adjourned at 6:03 p.m.
- X. The regular meeting was called to order at 6:03 p.m. by Robert Wagnon.
- XI. A motion to approve 3 accounts at the attorney's office for litigation was made by Yvette Bazan, seconded by Leslie McDonald, and passed 5-0.
- XII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Ernie Nuckols, and passed 5-0 at 6:04 p.m.



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, May 5, 2025, 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 take action on financial statements.
- 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 May 5, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, Ernest Nuchols, Yvette Bazan
Robert Wagnon, entered at 5:45 p.m.

Manager: Regina Real

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

5:57 p.m. Regular meeting adjourned

5:57 p.m. Executive Session called to order

6:02 p.m. Executive Session adjourned

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

6:02 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 Yvette Bazan, seconded by Leslie McDonald, and passed 5-0.
- IV. Enforce Security was present to give report and answer questions. New security officer in training.
- V. Open Forum:
 - o None
- VI. A motion was made by Leslie McDonald, and seconded by Ernest Nuckols to approve financial statements and passed 5-0.
- VII. A motion to adjourn the regular meeting was made at 5:57 p.m. by Brenda Marsh seconded by Yvette Bazan, and passed 5-0.
- VIII. Executive session was called to order by Robert Wagnon at 5:57 p.m.
- IX. The executive session was adjourned at 6:02 p.m.
- X. The regular meeting was called to order at 6:02 p.m. by Robert Wagnon.
- XI. A motion to approve escalation of 20 accounts for collections to the attorney's office and to escalate one account at the attorney's office to litigation was made by Brenda Marsh, seconded by Leslie McDonald, and passed 5-0.
- XII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:02 p.m.



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, July 7, 2025, 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 take action on the following policies:
 - a. Common Use Area Policy
 - b. ACC Solicitation Policy
 - c. Voting Policy
 - d. Updated 209 Hearing Policy
 - e. Updated Security Measures Policy
- 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 July 7, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, Ernest Nuchols, Yvette Bazan
Robert Wagnon, entered at 5:45 p.m.

Manager: Regina Real

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

5:52 p.m. Regular meeting adjourned

5:52 p.m. Executive Session called to order

6:11 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. 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 was not present.
- V. Open Forum:
 - o Homeowner complaint regarding speeding in the neighborhood.
- VI. Review and take action on new policies was postponed.
- VII. A motion to adjourn the regular meeting was made at 5:52 p.m. by Brenda Marsh seconded by Yvette Bazan, and passed 5-0.
- VIII. Executive session was called to order by Robert Wagnon at 5:52 p.m.
- IX. The executive session was adjourned at 6:11 p.m.
- X. The regular meeting was called to order at 6:11 p.m. by Robert Wagnon.
- XI. A motion to approve escalation of 1 account at the attorney's office and to litigation was made by Brenda Marsh, seconded by Ernest Nuckols, and passed 5-0.
- XII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:12 p.m.



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, August 4, 2025, 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 take action on proposal from Brick Restoration.
- VII. Review and take action on the following policies:
 - a. Common Use Area Policy
 - b. ACC Solicitation Policy
 - c. Voting Policy
 - d. Updated 209 Hearing Policy
 - e. Updated Security Measures Policy
- VIII. Review and take action on Second Amendment to ACC Guidelines.
- 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 August 4, 2025

Board Members Present:

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

Manager: Regina Real

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

5:50 p.m. Regular meeting adjourned

6:05 p.m. Executive Session called to order

6:08 p.m. Executive Session adjourned

6:08 p.m. Regular meeting called to order

6:09 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 Ernie Nuckols and passed 4-0.
- IV. Enforce Security was not present.
- V. Open Forum:
 - o None
- VI. A motion to approve proposal from Brick Restoration was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- VII. A motion to approve the Common Use Area Policy, ACC Solicitation Policy, Voting Policy, the updated 209 Heating Policy, and Updated Security Measures Policy was made by Leslie McDonald, seconded by Ernie Nuckols, and passed 4-0.
- VIII. A motion to approve the Second Amendment to the ACC Guidelines was made by Leslie McDonald, seconded Ernie Nuckols, and passed 4-0.
- IX. A motion to adjourn the regular meeting was made by Leslie McDonald, seconded by Ernie Nuckols, and passed 4-0 at 5:50 p.m.
- X. Executive session was called to order by Robert Wagnon at 6:05 p.m.
- XI. The executive session was adjourned at 6:08 p.m.
- XII. The regular meeting was called to order at 6:08 p.m. by Robert Wagnon.
- XIII. A motion to approve sending seventeen collection accounts & two DRV account to the attorney's office and to escalate one account at the attorney's office to litigation was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- XIV. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Ernie Nuckols, and passed 4-0 at 6:09 p.m.



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, September 8, 2025, 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 take action on financial statements.
- 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 September 8, 2025

Board Members Present:

Leslie McDonald, Brenda Marsh, and Ernest Nuckols

Manager: Regina Real

Absent: Robert Wagnon

5:46 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. 5:46 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 Ernest Nuckols, seconded by Brenda Marsh and passed 4-0.
- IV. Enforce Security was not present.
- V. Open Forum:
 - o None
- VI. A motion to approve proposal the second quarter financial statements was made by Brenda Marsh, seconded by Ernest Nuckols, and passed 4-0.
- VII. A motion to adjourn the regular meeting was made by Brenda Marsh, seconded by Ernest Nuckols, and passed 4-0 at 5:47 p.m.
- VIII. Executive session was called to order by Leslie McDonald at 5:47 p.m.
- IX. The executive session was adjourned at 5:49 p.m.
- X. The regular meeting was called to order at 5:49 p.m. by Robert Wagnon.
- XI. A motion to escalate three accounts at the attorney's office to litigation was made by Brenda Marsh, seconded by Ernie Nuckols, and passed 4-0.
- XII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 4-0 at 5:50 p.m.



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, October 6, 2025, 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 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.



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, November 3, 2025, 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 take action on 3rd quarter financial statements.
- VII. Review and take action to adopt the 2026 budget and set the annual assessment rate.
- 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 November 03, 2025

Board Members Present:

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

Manager: Regina Real

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

5:54 p.m. Regular meeting adjourned

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

5:57 p.m. Executive Session adjourned

5:57 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 Ernest Nuckols, 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 inquired about clubhouse for monthly bunco for homeowners.
- VI. A motion was made to approve the 3rd quarter financial statements by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- VII. A motion to approve the 2026 budget and assessments rates for 2026 with a 5% increase was made by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- VIII. A motion was made to adjourn to executive session by Ernest Nuckols, seconded by Brenda Marsh and passed 5-0 at 5:54 p.m.
- IX. Executive session was called to order by Robert Wagnon at 5:55 p.m.
- X. The executive session was adjourned at 5:57 p.m.
- XI. The regular meeting was called to order at 5:57 p.m. by Robert Wagnon.
- XII. A motion to send six deed restriction violation accounts to the attorney's office was made by Yvette Bazan, seconded by Ernie Nuckols, and passed 5-0.
- XIII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:57 p.m.



Meadowlake Village Homeowner's Association

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

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

October 16, 2025

NOTICE OF 2025 ANNUAL MEETING & BOARD MEETING

Dear Homeowner,

As required by the governing documents of Meadowlake Village Homeowners Association, Inc., an Annual Meeting of the Members will be held on Monday, November 17, 2025, at 7410 Breda Drive, in Baytown, Texas, 77521. The meeting will start at 6:00 p.m. Registration will begin at 5:45 p.m. In order to have all homeowners registered before the start of the meeting, please arrive early for registration. If you are unable to attend the meeting please return the attached proxy by November 2, 2025. Proxy forms can be returned by mail to P.O. Box 1583, Mont Belvieu, Texas, 77580, or by email to meadowlakevillage@verizon.net.

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, there were no owners that submitted their name as a candidate to be placed on the ballot. The only candidates running are current Board members. Accordingly, the current Board members are elected by acclamation, without the need for an election.

2025 Annual Meeting Agenda:

- I. Call meeting to order
- II. Establish a quorum
- III. Approval of Minutes from last Annual meeting
- IV. Financial report
- V. Election of Board Members - Uncontested race; elected by acclamation
- VI. Question and Answer period
- VII. Adjournment

Regular Board Meeting Information:

When: November 17, 2025 Time: Immediately following the Annual Meeting

Location: Same physical location

Regular Board Meeting Agenda

- I. Call meeting to order
- II. Establish Quorum
- III. Approval of minutes from previous meeting
- IV. Open Forum (limit of 3 minutes per homeowner)
- V. Election of Officers
- 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

PROXY
for
2025 ANNUAL MEETING OF THE MEMBERS
of
MEADOWLAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being either all of the owners of the property described below, or acting in accordance with the wishes of all of the owners of said property, do hereby appoint _____ **(or if no individual is designated, then the Vice President of the Association)** as my/our proxy, with full power to vote on my behalf as if I/we were present and voting on all matters properly brought before the members of the Meadowlake Village Homeowners Association, Inc. (the "Association") at the 2025 Annual Meeting of the Members to be held on Monday, November 17, 2025, at 6:00 p.m., and any continuation or adjournments thereof, and to represent, vote and otherwise act for me/us in the same manner and with the same effect as if I/we were personally present.

I/We authorize my proxy holder to substitute any other person to act under this proxy, to revoke any substitution, and to file this proxy and any substitution or revocation with the Association. The proxy is revocable at any time before it is exercised, and the undersigned reserves the right to attend the meeting and vote in person.

Property Address in Meadowlake Village

OWNER(S):

Date: _____

Signature _____

Print Name _____

Date: _____

Signature _____

Print Name _____

Upcoming Event: Christmas in Park December 13th 4:30 p.m.



Join us on Saturday, December 13th 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 5:00 p.m. and the movie in the park starts at 6:30 p.m. This is a free event for residents of Meadowlake Village. Helpers will be serving nachos, hot dogs, popcorn, hot chocolate, water, and cookies. Bring your lawn chairs and blankets to enjoy the movie!

Sponsored by:



(281) 427-8235



(281) 471-1118

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

MEETING MINUTES November 17, 2025

Board Members Present:

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

Manager: Regina Real

5:54 p.m. Regular meeting called to order

5:56 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:54 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 Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- IV. Open Forum:
 - o No Comments
- V. A motion was made to approve the Election of Officers by acclamation and the assignment of officer roles by Yvette Bazan, seconded by Ernest Nuckols, and passed 5-0. The officer roles are as follows:
 - o President – Robert Wagnon (elected by acclamation)
 - o Vice President – Leslie McDonald (elected by acclamation)
 - o Secretary – Brenda Marsh (elected by acclamation)
 - o Treasurer – Yvette Bazan
 - o Member at Large – Ernest Nuckols
- VI. No executive session was needed.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:56 p.m.



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, December 1, 2025, 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 take action on the first amendment to the guidelines relating to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficiency shingles, flags, and religious items.
 - I. Adjourn to Executive Session to discuss legal matters, if needed.
 - II. Reconvene in Open Session.
 - III. Action, if any, which may be appropriate as a result of closed session deliberations.
 - IV. Adjournment.

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

MEETING MINUTES December 1, 2025

Board Members Present:
Robert Wagnon, Leslie McDonald, Brenda Marsh,
Yvette Bazan and Ernest Nuckols
Manager: Regina Real
5:45 p.m. Regular meeting called to order
5:48 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 Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- IV. The Board of Directors reviewed the monthly security report. A motion to approve the report was made by Ernest Nuckols, seconded by Leslie McDonald, and passed 5-0.
- V. The Board of Directors reviewed the First Amendment to the Guidelines related to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficiency shingles, flags and religious items. A motion to approve the amendment was made by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- VI. No executive session was needed.
- VII. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:48 p.m.