

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

Absent: Robert Wagnon

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 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. 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 3<sup>rd</sup> 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.