

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.