

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

MEETING MINUTES January 5, 2026

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

5:51 p.m. Regular meeting adjourned

5:51 p.m. Executive Session called to order

5:54 p.m. Executive Session adjourned

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

5:55 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 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 Yvette Bazon, seconded by Brenda Marsh, and passed 5-0.
- V. Open Forum: None
- VI. A motion to postpone preferred vendor agreement with Ezee Fiber was made by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- VII. A motion to approve the contract with Sweetwater Pools was made by Leslie McDonald, seconded by Ernest Nuckols and passed 5-0.
- VIII. A motion to approve the engagement with Jimmie Pierce, CPA was made by Yvette Bazan, seconded by Leslie McDonald, and passed 5-0.
- IX. A motion was made to approve the management contract with Regina Real by Leslie McDonald, seconded by Ernest Nuckols, and passed 5-0.
- X. A motion to adjourn the regular meeting to executive session was made by Yvette Bazan at 5:51 p.m., seconded by Brenda Marsh, and passed 5-0.
- XI. Executive session was called to order at 5:51 p.m. by Robert Wagnon.
- XII. The executive session was adjourned at 5:54 p.m.
- XIII. The regular meeting was called to order at 5:54 p.m. by Robert Wagnon.
- XIV. A motion to send 14 DRV accounts to the attorney's office, one combo collections and DRV account to the attorney's office, and escalate one collection account to lawsuit was made by Ernest Nuckols, seconded by Leslie McDonald, and passed 5-0.
- XV. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 5-0 at 5:55 p.m.