

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.