

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

MEETING MINUTES September 09, 2024

Board Members Present:

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

Manager: Regina Real

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

6:24 p.m. Regular meeting adjourned

6:24 p.m. Executive Session called to order

6:32 p.m. Executive Session adjourned

6:32 p.m. Regular meeting called to order

6:33 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 Yvette Bazan, and passed 5-0.
- IV. A motion was made to approve the monthly security report by Ernest Nuchols, seconded by Leslie McDonald, and passed 5-0.
- V. Open Forum:
  - o Homeowners inquired about the status of 7930 Stillwater and launched concerns regarding tenants' behavior.
  - o Homeowner inquired about debris pickup from the county.
  - o Homeowner expressed concerns regarding lifeguard behavior.
  - o Homeowner inquired about abandoned properties on Osage and Breda.
- VI. The Board of Directors reviewed 2<sup>nd</sup> Quarter Financial Statements. A motion to approve was made by Yvette Bazan, seconded by Brenda Marsh, and passed 5-0.
- VII. Regina Real presented updates on old business:
  - o LED sign is awaiting a part to be shipped and then repair will be made.
  - o Camera installation is scheduled for two weeks.
- VIII. A motion to adjourn the regular meeting was made at 6:24 p.m. by Leslie McDonald, seconded by Brenda Marsh, and passed 5-0.
- IX. Executive session was called to order by Robert Wagnon at 6:24 p.m.
- X. The executive session was adjourned at 6:32 p.m.
- XI. The regular meeting was called to order at 6:32 p.m. by Robert Wagnon.
- XII. A motion to approve one account for litigation and one account for foreclosure was made by Yvette Bazan, seconded by Leslie McDonald, and passed 5-0.
- XIII. With no further business, a motion was made by Brenda Marsh and seconded by Leslie McDonald, and passed 5-0 at 6:33 p.m. to adjourn.