

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

MEETING MINUTES July 6, 2026

Board Members Present:

Robert Wagnon, Yvette Bazan, Brenda Marsh and Ernest Nuckols

Absent: Leslie McDonald

Manager: Regina Real

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

5:48 p.m. Regular meeting adjourned

5:48 p.m. Executive Session called to order

5:52 p.m. Executive Session adjourned

5:52 p.m. Regular meeting called to order

5:53 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 Ernest Nuckols, seconded by Yvette Bazan, and passed 4-0.
- IV. Open Forum:
 - o None.
- V. A motion to approve the monthly security report was made by Ernest Nuckols, seconded by Brenda Marsh and passed 4-0.
- VI. A motion to approve the drainage project proposal from Wild Magnolia Landscaping was made by Yvette Bazan, seconded by Brenda Marsh and passed 4-0.
- VII. A motion to adjourn the meeting to executive session was made by Brenda Marsh, seconded by Yvette Bazan and passed 4-0 at 5:48 p.m.
- VIII. Executive session was called to order at 5:48 p.m. by Robert Wagnon.
- IX. The executive session was adjourned at 5:52p.m.
- X. The regular meeting was called to order at 5:52 p.m. by Robert Wagnon.
- XI. A motion to approve sending nine accounts to the attorney's office for deed restrictions violations and fifteen past due collections accounts to the attorney's office was made by Yvette Bazan, seconded by Ernest Nuckols, and passed 4-0.
- XII. A motion to approve foreclosure for one account at the attorney's office made by Yvette Bazan, seconded by Brenda Marsh, and passed 4-0.
- XIII. With no further business, a motion was made to adjourn Yvette Bazan and seconded by Brenda Marsh, and passed 4-0 at 5:53 p.m.