

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

MEETING MINUTES February 25, 2026

Board Members Present:

Robert Wagnon, Brenda Marsh,  
Yvette Bazan, and Ernest Nuckols

Absent with apologies: Leslie McDonald

Manager: Regina Real

5:50 p.m. Regular meeting called to order

5:57 p.m. Regular meeting adjourned

5:58 p.m. Executive Session called to order

6:00 p.m. Executive Session adjourned

6:01 p.m. Regular meeting called to order

6:01 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 5:50 p.m. the meeting was called to order by Robert Wagnon.
- III. Open Forum: None
- IV. A motion to approve the preferred vendor agreement with Ezee Fiber was made by Ernest Nuckols, seconded by Brenda Marsh, and passed 4-0.
- V. A motion to adjourn the regular meeting to executive session was made by Yvette Bazan at 5:57 p.m., seconded by Brenda Marsh, and passed 4-0.
- VI. Executive session was called to order at 5:58 p.m. by Robert Wagnon.
- VII. The executive session was adjourned at 6:00 p.m.
- VIII. The regular meeting was called to order at 6:01 p.m. by Robert Wagnon.
- IX. A motion to send 7 DRV accounts to the attorney's office, and escalate two accounts to lawsuit was made by Yvette Bazan, seconded by Brenda Marsh, and passed 4-0.
- X. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Yvette Bazan, and passed 4-0 at 6:01 p.m.