

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

ANNUAL MEETING MINUTES: November 22, 2021

Board Members Present: Gene Wueste,
Brenda Marsh, Robert Wagnon, and Leslie McDonald.

6:00 p.m. regular meeting called to order
6:31 p.m. Regular meeting adjourned for Quorum Reduction
6:46 p.m. regular meeting called to order
6:46 p.m. Regular meeting adjourned for Quorum Reduction
7:01 p.m. regular meeting called to order
7:02 p.m. Regular meeting adjourned for Quorum Reduction
7:17 p.m. regular meeting called to order
7:19 p.m. Meeting adjourned to Executive Session
7:26 p.m. Executive Session begins
7:31 p.m. Executive Session Adjourned
7:32 p.m. Regular meeting called back to order
7:33 p.m. Regular meeting adjourned

- I. Quorum was established.
- II. 6:00 p.m. meeting was called to order by Gene Wueste.
- III. Prior meeting minutes were reviewed and a motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- IV. Public Forum:
 - o Homeowner expressed complaint over deed restriction letters and the county coming out to trim his tree which was reported as blocking view of the stop sign.
 - o Homeowner expressed concerns over tree debris and notified she contacted Center Point over electrical pole at entrance of neighborhood that was struck by a vehicle and leaning.
 - o Homeowner asked security questions.
- V. Seal Security gave monthly report.
- VI. The Board of Directors reviewed 3rd Quarter Financial Statements. A motion to approve was made by Leslie McDonald, seconded by Brenda Marsh, and passed 4-0.
- VII. The Board of Directors reviewed the budget and assessment rates for 2022. A motion was made to approve the budget with a 10% increase to 2022 Assessments by Robert Wagnon, seconded by Leslie McDonald, and passed 4-0.

- VIII. The board of directors reviewed the need for a savings account. A motion to open a savings account with Allegiance Bank was made by Leslie McDonald, seconded by Brenda Marsh and passed 4-0.
- IX. Elections:
- 1 open positions: Ballot: Gene Wueste is running for re-election. No nominations were made from the floor. Gene Wueste introduced himself.
 - With not enough present in person and by proxy to establish a quorum to hold elections, the meeting was adjourned at 6:31 p.m., 6:46 p.m., and 7:02 p.m. in order to enact the quorum reduction resolution. Motion to adjourn was made by Brenda Marsh, seconded by Leslie McDonald each time, and passed with a vote of 4-0.
 - Regular Meeting called back to order at 7:17 p.m. by Gene Wueste. Ballots were tabulated and Gene Wueste were re-elected.
- X. A motion to adjourn the regular meeting to executive session was made by Brenda Marsh, seconded by Leslie McDonald, and passed 4-0 at 7:19 p.m.
- XI. Executive Session was called to order by Gene Wueste at 7:26 p.m.
- XII. Executive session was adjourned at 7:31 p.m.
- XIII. Regular meeting was called to order at 7:32 p.m. by Gene Wueste.
- XIV. A motion to approve 34 accounts being sent to the attorney's office for collections was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XV. A motion to proceed with litigation on 1 account was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XVI. A motion to approve escalating 1 account to the next legal step was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XVII. A motion to approve escalating 3 accounts to the next legal step was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XVIII. A motion to approve escalating 1 account to the next legal step was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XIX. A motion to approve 12 accounts to be sent to attorney's office for DRV demand letters was made by Leslie McDonald and seconded by Brenda Marsh and passed 4-0.
- XX. With no further business, a motion was made to adjourn by Brenda Marsh and seconded by Leslie McDonald, and passed 4-0 at 7:33 p.m.