SAMLARC Board of Directors Meeting

Open Session Meeting Minutes

October 27, 2026 | 6 PM

Members Present

President Jeff Halbreich
Vice President Deborah Christensen
CFO Greg Wieckert
Secretary Jeff Beardsley
Director Edie Carpenter
Director Greg Schnieders
Director Madona Shaheen

Members Absent

FirstService Residential - SAMLARC

Community Executive Officer George Blair
Assistant General Manager Jerry Corpuz
Public Relations Manager Alex Kuhlmann
Community Services Manager Carla Galosic
Financial Analyst Candice Preza
Capital & Reserve Project Manager Devin Swanson
Beach Club Manager Pat White
Parks & Sports Manager Ben Helm
Community Services Coordinator Kyle Ferguson

Additional Participants

Corporate Counsel, Daniel Nordberg, Esq., Nordberg Law Group, P.C.

Executive Session Review

The following items were reviewed in the Executive Session Meeting preceding the Open Session Meeting, in accordance with California Civil Code 4090 (which includes discussions of Employment Issues, Contract Negotiations, Consultations with Corporate Counsel, Review of Information Provided by Counsel, and Constitutionally or Legally Protected Topics, i.e., Attorney-Client Privileged Information):

- 2027 Late Fee Waiver Policy
- Legislative Update

I. Call to Order

President Halbreich called the Meeting to order at 6:00 PM.

II. Approval of the Agenda

Resolution: To approve the October 27, 2026, Open Session Meeting Agenda.

Motion:	Deborah Christensen
Second:	Greg Schnieders
Ayes:	Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen
Nays:	None

III. Homeowners Forum

A Homeowners Forum was held, during which Members were given the opportunity to address the Board. One Member spoke regarding the landscape in front of and adjacent to the Terracina sub-association.

IV. Approval of the Minutes

A. September 22, 2026, Open Session Meeting Minutes

Resolution:	To approve the September 22, 2026, Open Session Meeting Minutes.
Motion:	Jeff Beardsley
Second:	Jeff Halbreich
Ayes:	Jeff Halbreich, Deborah Christensen, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen
Nays:	None
Abstentions:	Greg Wieckert

B. October 13, 2026, Budget Workshop Minutes

Resolution: To approve the October 13, 2026, Budget Workshop Minutes.

Motion: Jeff Beardsley

Second: Jeff Halbreich

Ayes: Jeff Halbreich, Deborah Christensen, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

Abstentions: Greg Wieckert

V. Presentations

Eagle Scout Project: Portable Chess & Checkers Game Set

Scout Adithya Rajasekhar(Troop 727) presented a recap of his Eagle Project: a portable, giant chess/checkers set that can be used throughout SAMLARC's facilities and at events. The Board congratulated Mr. Rajasekharon on the success of his project and his dedication in creating an amenity for the community to enjoy.

VI. Items for Discussion

A. 2027 Election Process Update

Resolution: To receive and file the report.

B. Revisions to Architectural Standards and Policies & Guidelines for 2027

Resolution: To post the proposed 2027 Architectural Standards and Policies & Guidelines for Member comment and review; and

To mail postcards to the Membership with notification of the proposed documents, the adopted Election Manual, and the 2027 Budget Report, in alignment with Civil Code.

Motion: Greg Wieckert

Second: Deborah Christensen

Ayes: Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

C. 2027 Use Fee Schedule

Resolution: To approve the 2027 Use Fee Schedule.

Motion: Jeff Halbreich

Second: Greg Schnieders

Ayes: Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

D. Lagoon Filtration System

Resolution: To approve a contract with Lake Management, Inc. (LMI) for the removal and replacement of the filtration system and the chemical controller for the Lago Santa Margarita Beach Club Lagoon; and

As recommended by the LFEC to approve a Work Authorization with Orange County Pumping to drain and clean four pool filter tanks and remove sand and filter media; and

To direct LMI to order all equipment in November 2026 and schedule the total scope of work to begin January 2027, to be completed by April 3, 2027 with a 10% penalty if the deadline is not met.

Motion: Jeff Beardsley

Second: Deborah Christensen

Ayes: Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

E. Operational Equipment Purchases and Projects

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a prioritized list of operational equipment purchases and projects throughout the community.

Administrative Direction: All projects and purchases were approved, and specific direction was provided for the following initiatives:

- Pickleball: Director Christensen requested that the LFEC and interested Directors conduct a site visit to further discuss fencing options.
- Landscape: Review street corners recommended for revitalization

Motion: Deborah Christensen

Second: Greg Wieckert

Ayes: Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

VII. Consent Calendar

All matters on the Consent Calendar are to be approved in one motion, unless a Board Member requests action on a specific item.

Motion: Greg Wieckert

Second: Jeff Halbreich

Ayes: Jeff Halbreich, Deborah Christensen, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen

Nays: None

A. Contracts to Expire

Resolution: To approve entering into a contract with the following vendors for the period as specified by each of the associated contracts, with the contracts coming before the Board of Directors for final approval prior to the current contract expiration date. These contracts include:

- *KAL Resources*; Janitorial Services. Second Renewal of Contract, 5% increase, no change in terms of Contract. February 1, 2027 – January 31, 2028
- *Diamonds Sports Field Trash Removal Service*; Trash Removal. Second Renewal, no price increase, no change in terms of Contract. February 1, 2027 – January 31, 2028

- *24 HRC*; Maintenance Technician Services. Second Renewal, no change in hourly rate of technician services, increased work days in peak season. February 1, 2027 – January 31, 2028
- *IE Alarm Services;* Alarm Services for Business Office, First Renewal, no price increase, no change in terms of Contract. February 1, 2027 – January 31, 2028

Contracts

B. Air Care Heating & Air Conditioning

Resolution: To approve a contract with Air Care Heating & Air Conditioning to perform HVAC system maintenance for the Fiesta Room.

C. Contract with VanDerPol and Company

Resolution: To approve a contract with VanDerPol and Company for audit and tax preparation services.

D. Contract with Entertaining Events

Resolution: As recommended by the Community Lifestyle Committee, to approve a contract with Entertaining Events to provide Goods and/or Services at SAMLARC Events.

E. Contract with RC Productions

Resolution: As recommended by the Community Lifestyle Committee, to approve a contract with RC Productions to provide Goods and/or Services at the Christmas Tree Lighting Event.

Contract Renewals

F. First Renewal of Contract with Andre Landscape Service, Inc. (Streets & Trails)

Resolution: To approve the first renewal of the contract with Andre Landscape Service, Inc. to perform landscape services for SAMLARC streets and trails.

G. First Renewal of Contract with Andre Landscape Service, Inc. (Tree Service)

Resolution: To approve the first renewal of the contract with Andre Landscape, Inc. to perform tree maintenance services.

H. First Renewal of Contract with Andre Landscape Service, Inc. (Parks)

Resolution: To approve the first renewal of the contract with Andre Landscape Service, Inc. to perform landscape services for SAMLARC parks.

I. First Renewal of Contract with IE Alarm Systems

Resolution: To approve the first renewal of the contract with IE Alarm Systems to provide 24/7 security alarm monitoring and service for the Lago Santa Margarita Beach Club and the Altisima Park Vista Room.

J. First Renewal of Contract with Empire Waterproofing, Inc.
Resolution: To approve the first renewal of the contract with Empire Waterproofing, Inc. to perform work set forth in Work Authorizations as needed.

K. Second Renewal of Contract with Tony's Locksmith
Resolution: To approve the second renewal of the contract with Tony's Locksmith for lock repairs and replacement services.

L. Second Renewal of Contract with Triton Air
Resolution: To approve the second renewal of the contract with Triton Air for year-round air conditioning maintenance at SAMLARC facilities.

M. Second Renewal of Contract with Orange Coast Fence
Resolution: To approve the second renewal of the contract with Orange Coast Fence Company, to perform various maintenance services.

N. Second Renewal of Contract with Pacific Utility Audit
Resolution: To approve the second renewal of the contract with Pacific Utility Audit, for utility audit services.

Work Authorizations

O. Lakeshore Power Pedestal Rehabilitation Project
Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve Work Authorization #19, with Three Phase Electric for the repair and replacement of Lakeshore Power Pedestals #2 and #4.

P. Jolly Jumps and Express Events (Work Authorization)
Resolution: As recommended by the Community Lifestyle Committee, to approve Work Authorization #108 with Jolly Jumps and Express Events to provide Goods and/or Services at the Christmas Tree Lighting and Carols 'Round the Lake Events.

Q. Chic Party Rentals (Work Authorization)
Resolution: As recommended by the Community Lifestyle Committee, to approve Work Authorization #21 with Chic Party Rentals to provide Goods and/or Services at the Christmas Tree Lighting and Carols 'Round the Lake Events.

Fiscal Items

R. Approval of the September 2026 Financial Statements
Resolution: As recommended by the Budget and Cash Flow Committee, to approve the financial statement and bank reconciliation dated September 30, 2026.

S. Approval of August 2026 Credit Card Statement

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the charges and acknowledge review of the payable transmittal for SAMLARC US Bank credit cards for the statement closing date of August 25, 2026.

T. Approval to Proceed with Liens

Resolution: To authorize and instruct Management to record a lien on 11 delinquent accounts, should their assessments not be paid within the time established in the Intent to Lien Letter.

VIII. Committee and Liaison Reports

Committees

Budget & Cash Flow

The Budget and Cash Flow Committee met on October 16, 2026, to review cash flow worksheets, acknowledge the September 2026 Financial Statement, and review the August credit card statements.

The BCFC's next meeting is scheduled for Wednesday, November 18, at 12 noon and will be held in person at the Business Office.

Community Lifestyle

The Community Lifestyle Committee met on Tuesday, October 20, to review the recent Viva Las Vegas event and Garden Workshop, as well as discuss all upcoming Holiday events. The Committee also voted to approve the 2027 Lifestyle Events Calendar and the 2027 Community Lifestyle Committee Charter. Both documents will be presented to the Board for final approval in November.

The Committee's next meeting is scheduled for January 19, 2027.

Communications

The Communications Committee last met on October 19, 2026. The topics of discussion included:

- Update regarding the 2027 Communications Budget
- Discussion of SAMLARC logo development, which incorporates feedback from the Committee and from the Board.
- Current and upcoming communications campaigns, including new strategies for increasing social media engagement.
- Communications engagement over the course of 2026
- Fall edition of Rancho Living.
- Q3 digital engagement.

The Committee is next scheduled to meet in January.

Election

The Election Committee convened on October 16, 2026. Topics of discussion included establishment of the rescission deadline and review of the submitted applications. For the current election season, four Director positions are open for election, and four applications were received. The Committee is next anticipated to meet in January.

Landscape & Facilities Enhancement

The Landscape & Facilities Enhancement Committee met on Tuesday, October 20th, and discussed the following topics:

- Operational Equipment Purchases and Projects
- Lakeshore Power Pedestal Replacements
- Lake Water Sample Results
- Lagoon Filtration System Replacement

The next LFEC Meeting is scheduled for Tuesday, November 17th at 10:00 AM at the SAMLARC Business Office.

Liaisons

Architectural Review

The Architectural Review Committee met on September 14th. The Committee reviewed eight submittals. All eight were approved.

The Committee is next scheduled to meet on September 28th at 12:00 pm at the SAMLARC Business Office.

Covenant

The Covenant Committee met on Tuesday, October 6th, and reviewed fourteen violations. The committee assessed fines for four homes, offered IDR to three homes, and granted an extension to one home.

The next Covenant Committee meeting is scheduled for Tuesday, November 3rd at 4:00 PM.

Community Associations of Rancho

The Community Associations of Rancho met on Tuesday, October 6, 2026, at the Trabuco Canyon Water District.

Key discussion items included:

- Rancho Family Fest attendance and booth responsibilities

The next CAR meeting is Tuesday, November 3, 2026, here in the Fiesta Room.

IX. Director Reports

Director Jeff Beardsley

Expressed appreciation for Management's efforts during the rainy Rancho Family Fest event.

Director Edie Carpenter

Noted her appreciation to the Board for their engagement and synergy, to Management for their comprehensive work, and Counsel for his review of legislative affairs.

Director Deborah Christensen

Thanked Management for the SAMLARC/FirstService Residential annual dinner, and expressed anticipation for the upcoming holiday events.

Director Jeff Halbreich

No report.

Director Greg Schnieders

Noted his excitement for upcoming holiday events and appreciation for making progress on pickleball netting improvements.

Director Madona Shaheen

Expressed appreciation for the SAMLARC/FirstService Residential annual dinner, Board synergy, and the opportunity to serve alongside the other Directors.

Director Greg Wieckert

Noted his appreciation for Viva Las Vegas' energy, and suggested the Community Lifestyle Committee consider a consolidated Tree Lighting/Carols 'Round the Lake event in future years.

X. Community Executive Officer Report

Introduced Kyle Ferguson, SAMLARC Community Services Coordinator.

XI. Upcoming Events

Halloween Family Festival
October 30, 2026
3:30-8:00 PM
Central Park

Family Garden Workshop
November 7, 2026
10:00 AM - 11:30 AM
Fiesta Room

Adult Garden Workshop
November 14, 2026
10:00 AM - 11:30 AM
Fiesta Room

XII. Next Meeting

The next Open Session Board of Directors Meeting will be held on November 10, 2026, at 6 PM at the Lago Santa Margarita Beach Club.

XIII. Adjournment

There being no further business to come before the Board of Directors, the Meeting was adjourned at 7:24 PM.

I certify that these Minutes were duly approved by the Board of Directors on November 10, 2026.

Jeff Halbreich
_____
Jeff Halbreich, President Date: November 10, 2026

Jeff Beardsley
_____
Jeff Beardsley, Secretary Date: November 10, 2026

Prepared by: Alex Kuhlmann, Public Relations Manager