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# SAMLARC Board of Directors Meeting

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## Open Session Meeting Minutes

November 11, 2025 | 6 PM

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### Members Present

Vice President Greg Schnieders  
CFO Greg Wieckert  
Secretary Deborah Christensen  
Director Jeff Beardsley  
Director Kyle Wolack

### Members Absent

President Jeff Halbreich

### FirstService Residential - SAMLARC

Community Executive Officer George Blair  
Assistant General Manager Jerry Corpuz  
Community Services Manager Carla Galosic  
Finance Analyst Candice Preza  
Capital & Reserves Project Manager Devin Swanson  
Parks & Sports Manager Ben Helm  
Beach Club Manager Pat White

### Additional Participants

Corporate Counsel, Dan Nordberg, Esq., Nordberg  
Law Group, P.C.  
Mosaic Consulting LLC. Devin Sanders

### 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):

- Cityside Fiber
- Nordberg Law Group Contract



## I. Call to Order

Vice President Schnieders called the Meeting to order at 6:01 PM.

## II. Approval of the Agenda

Resolution: To approve the November 11, 2025, Open Session Meeting Agenda.

Motion: Deborah Christensen

Second: Kyle Wolack

Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack

Nays: None

## III. Homeowners Forum

*A Homeowners Forum was held, during which Members were given the opportunity to address the Board. Although members were present, no members wished to address the Board.*

## IV. Approval of the Minutes

Resolution: To approve the October 28, 2025, Open Session Meeting Minutes.

Motion: Greg Weickert

Second: Jeff Beardsley

Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack

Nays: None



## V. Items for Discussion

### A. 2026 Turf Conversion Projects

Proposed Resolution: To approve the 2026 Turf Conversion Projects.

Motion: Jeff Beardsley

Second: Greg Wieckert

Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack

Nays: None

Administrative Direction:

Management and Mosaic Consulting, Inc. will evaluate the landscape perpendicular to Melinda Heights Elementary (Melinda Road) to incorporate an appropriate landscape palette to accommodate the high volume of pedestrian traffic.

### B. Lagoon Mastic Repair

Proposed Resolution: To approve a contract with Empire Waterproofing for the lagoon surface repair and lagoon mastic replacement at the Beach Club.

Motion: Greg Wieckert

Second: Deborah Christensen

Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack

Nays: None

### C. Cityside Fiber

Proposed Resolution: To establish an Executive Committee for oversight of negotiations.

Administrative Direction: The Executive Committee shall consist of Directors Halbreich and Beardsley, with Director Wieckert to act as an alternate.

Motion: Greg Schnieders

Second: Kyle Wolack

Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack

Nays: None



## VI. Consent Calendar

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

- Motion: Deborah Christensen
- Second: Jeff Beardsley
- Ayes: Greg Schnieders, Greg Wieckert, Deborah Christensen, Jeff Beardsley, Kyle Wolack
- Nays: None

### Upcoming Contracts

#### A. Contracts to Expire March 2026

Proposed 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:

- *Hydropoint*; Irrigation Controller Connectivity. First Renewal, no price increase, no change in terms of Contract. March 31, 2026 – March 30, 2027
- *Best Pool Service*; Pool Maintenance. First Renewal, no changes in terms of Contract. March 1, 2026 – February 28, 2027
- *Fireworks America*; July 4<sup>th</sup> Fireworks. New Contract, no price increase, no change in terms of Contract. March 11, 2026 – March 10, 2027
- *Splash Plumbing*; Plumbing, First Renewal, no price increase, no change in terms of Contract. March 25, 2026 – March 24, 2027
- *Bundy Finkel*; Consultant, no price increase, no change in terms of Contract. April 1, 2026 – March 31, 2027
- *La Cresta Enterprises, Inc.*; Backflow Testing & Certification. New Contract, no price increase, no change in terms of Contract. April 25, 2026 – April 24, 2027
- *Splendid Events*; Event Catering & Rentals. New Contract, no price increase, no change in terms of Contract. April 26, 2026 – April 25, 2027

### Contracts

#### B. Contract with Nordberg Law Group, P.C.

Proposed Resolution: To approve a contract with Nordberg Law Group, P.C., for legal services.



C. Contract with IE Alarm Systems, Inc.

Proposed Resolution: To approve a contract with IE Alarm Systems, Inc., for 24/7 security alarm monitoring services for the Altisima Park Vista Room and the Lago Santa Margarita Beach Club.

**Contract Renewals**

D. Contract Renewal with Pacific Utility Audit (First Renewal)

Proposed Resolution: To approve the first renewal of the contract with Pacific Utility Audit for utility auditing services.

E. Contract Renewal with World Wide Tek, Inc. (Second Renewal)

Proposed Resolution: To approve the second renewal of the contract with World Wide Tek, Inc. for surveillance maintenance services.

F. Contract Renewal with Tony's Locksmith (First Renewal)

Proposed Resolution: To approve the first renewal of the contract with Tony's Locksmith for lock repairs and replacement services.

G. Contract Renewal with Titanium Security Services (Second Renewal)

Proposed Resolution: To approve the second renewal of the contract with Titanium Security Services to perform patrol and security services.

**Fiscal Items**

H. Approval of the September 2025 Credit Card Statement

Proposed 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 September 25, 2025.



## VII. Committee and Liaison Reports

### *Committees*

None.

### *Liaisons*

#### *Architectural Review*

The Architectural Review Committee met on November 10th. The Committee reviewed and approved nine submittals.

The Committee is next scheduled to meet on November 24th at 12:00 pm at the SAMLARC Business Office.

#### *Chamber of Commerce*

Held at Dove Canyon Golf Club and presented by Providence Mission Hospital, the Chamber of Commerce conducted its Annual State of the City and Business Awards Ceremony on November 6th. Congratulations to Rancho Living, School of Rock, and Lewis Air for winning the macro, small, and medium/large businesses of the year. The State of the City address portion of the program, delivered by Mayor Tony Beall, was open to the public free of charge.

SAMLARC was mentioned as “Our friends at SAMLARC” multiple times during the mayor’s presentation and thanked for the partnership that has been forged over the years and continues to grow stronger today.

#### *Community Associations of Rancho*

CAR conducted its monthly meeting on Tuesday, November 4th.

Topics of discussion included:

- An update from TCWD regarding potential partnerships with IRWD or SMWD, as well as their search for a new General Manager.
- An update on grants as well as pending projects in both Robinson Ranch and Trabuco Highlands.
- Discussion about the new National Pollutant Discharge Elimination System (NPDES) “certification,” which now requires Board Member acknowledgment. CAR plans to reach out to the City of RSM to inquire about the change to the form and request edits to the updated form to allow contractors to continue to verify compliance.

The next CAR meeting is scheduled for Tuesday, December 2nd.



### *Covenant*

The Covenant Committee met on Tuesday, November 4<sup>th</sup>, and reviewed twenty-two violations. Three homes were assessed fines, two homes had their privileges suspended, three homes were offered IDR, two homes were offered ADR, three homes got extensions, and two homes had their fines rescinded.

The next Covenant Committee meeting is scheduled for Tuesday, December 2nd, at 4:00 p.m.

## VIII. Director Reports

### *Director Deborah Christensen*

Invited Directors to participate in the December 3, 2025, North Pole Hotline.

### *Director Jeff Beardsley*

None.

### *Director Kyle Wolack*

None.

### *Director Greg Schnieders*

None.

### *Director Greg Wieckert*

None.

## IX. Management Report

- Community Executive Officer  
None.

- Corporate Counsel  
None.

X. Upcoming Events

North Pole Hotline  
December 2 & 3  
6-7 PM  
Santa Phone Calls

Holiday Home Decorating Contest  
Registration: November 10 - December 7  
Map: December 8-16  
Winners Announced December 18

Christmas Tree Lighting  
December 6  
4-6 PM  
Lago Santa Margarita

Carols 'Round the Lake  
December 13  
4-6 PM  
Lago Santa Margarita

XI. Next Meeting

The next Open Session Board of Directors Meeting will be held on January 27, 2026, at 6 PM at the Lago Santa Margarita Beach Club.

XII. Adjournment

There being no further business to come before the Board of Directors, the Meeting was adjourned at 6:38 PM.

I certify that these Minutes were duly approved by the Board of Directors on January 27, 2026.

Jeff Halbreich  
Jeff Halbreich, President

Date: January 27, 2026

Deborah Christensen  
Deborah Christensen, Secretary

Date January 27, 2026

Prepared by: Devin Swanson, Capital & Reserve Project Manager