



SAMLARC Board of Directors Meeting

Open Session Meeting Minutes

May 27, 2025 | 6 PM

Members Present

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

Members Absent

FirstService Residential - SAMLARC

Community Executive Officer George Blair
Assistant General Manager Jerry Corpuz
Public Relations Manager Alexandra Kuhlmann
Community Services Manager Carla Galosic
Lifestyle Manager Angelia McCormick
Capital & Reserve Project Manager Devin Swanson

Additional Participants

Corporate Counsel, Dan 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):

- Foreclosure Proceedings

I. Call to Order

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



II. Approval of the Agenda

Resolution: To approve the May 27, 2025, Open Session Meeting Agenda.

Motion: Deborah Christensen

Second: Kyle Wolack

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

Nays: None

III. Homeowners Forum

A Homeowners Forum was held, wherein Members were given an opportunity to address the Board. No Members submitted comments.

IV. Approval of the Minutes

Resolution: To approve the April 22, 2025, Open Session Meeting Minutes.

Motion: Jeff Halbreich

Second: Deborah Christensen

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

Nays: None

V. Items for Discussion

A. Wine & Cheese Event Cancellation

Resolution: As recommended by the Community Lifestyle Committee, to cancel and not reschedule the 2025 Wine & Cheese event.

Motion: Jeff Halbreich

Second: Deborah Christensen

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

Nays: None



VI. Items for Consent

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

Motion: Greg Wieckert

Second: Kyle Wolack

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

Nays: None

Upcoming Contracts

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:

- *Lake Management for Lake*: Lake Maintenance. First Renewal, beginning September 26, 2025, and ending on September 25, 2026. No price increase, no change in terms of contract.
- *Lake Management for Lagoon/Fountain*: First Renewal, beginning September 26, 2025, and ending on September 25, 2026. No price increase, no change in terms of contract.
- *PurCor Pest Control*: Provide pest control services within SAMLARC Maintained Landscaping and Facilities. First Renewal, beginning September 27, 2025, and ending on September 26, 2026. No price increase, no change in terms of contract.
- *SoCal Property Services*: Parking Lot Sweeping and Cleaning. Second Renewal, beginning September 26, 2025, and ending September 25, 2026. Three percent price increase, no change in terms of contract.
- *E&C Mystic Cleaning*: Bus shelter maintenance and janitorial. Second Renewal, beginning September 25, 2025, and ending September 24, 2026. No price increase, no change in terms of contract.
- *Smart Properties*: Reserve Study Software and Review. First Renewal, beginning September 25, 2025, and ending September 24, 2026. No price increase, no change in terms of contract.



Contracts

B. Contract with OCMA Martial Arts

Resolution: As recommended by the Community Lifestyle Committee, to approve a contract with OCMA Martial Arts for martial arts classes at SAMLARC Facilities.

C. Contract with SiteOne Landscape Supply

Resolution: To approve a contract with SiteOne Landscape Supply to provide year-round maintenance of electrical work, irrigation repairs, and installation.

D. Phase 4 Stucco Wall & Wrought Iron Paint/Repair Project

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a contract with Painting Unlimited for the Phase 4 Stucco Wall and Wrought Iron Paint/Repair project for the Golf Neighborhoods.

Contract Renewals

E. Contract Renewal with SBS Lien Services

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the renewal of the contract with SBS Lien Services ("SBS") for foreclosure-related services.

F. Contract Renewal with Three Phase Electric

Resolution: To approve a contract renewal with Three Phase Electric for monthly lighting and electrical maintenance services.

G. Contract Renewal with The Bee Man Pest Control

Resolution: To approve a contract renewal with The Bee Man Pest Control for bee and wasp removal services.

H. Contract Renewal with Security Communication Network, Inc.

Resolution: To approve a contract renewal with Security Communication Network, Inc. (SCN) for alarm monitoring services at the SAMLARC Business Office.

I. Contract Renewal with Knorr Systems, Inc.

Resolution: To approve a contract renewal with Knorr Systems, Inc. for maintenance services at the Beach Club Lagoon and Community Pools.

Work Authorizations

J. Entertaining Events (Work Authorization)

Resolution: As recommended by the Community Lifestyle Committee, to approve a Work Authorization with Entertaining Events to provide goods and services for the 4th of July Star Spangled Spectacular event.



K. Jolly Jumps and Express Events (Work Authorizations)

Resolution: As recommended by the Community Lifestyle Committee, to approve Work Authorizations with Jolly Jumps and Express Events to provide goods and services at SAMLARC Community events.

L. Arroyo Vista Park Volleyball Court Sand Replenishment (Work Authorization)

Resolution: To approve Work Authorization #84 with Diamonds Sports Field Services for sand replenishment at Arroyo Vista Park Volleyball Court.

M. K-Rails & Water Meter Rental for 4th of July Event (Work Authorizations)

Resolution: To approve Work Authorization #005 with Orange County Plumbing, Inc. for the filling and disposal services of the water for the water barriers for the 4th of July event; and

To approve Work Authorization #005 with Roadway Construction Services for providing the water barriers and traffic control; and

To approve water meter rental services with Santa Margarita Water District for the usage to fill the water barriers.

N. Playground Swing Repairs (Work Authorization)

Resolution: To approve Work Authorization #048 with Dave Bang Associates for replacement of swing brackets at various playgrounds.

Fiscal Items

O. Approval of the April 2025 Financial Statement

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the financial statement and bank reconciliation dated April 30, 2025.

P. Approval of the March 2025 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 March 25, 2025.

Q. Approval to Proceed with Liens

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

VII. Committee & Liaison Reports

Committees

Budget and Cash Flow

The Budget and Cash Flow Committee met on Wednesday, May 21st, to review cash flow worksheets and acknowledge the April 2025 Financial Statement, the March credit card



statements, and discussed with Morgan Stanley any known tax benefits related to interest earned from Treasury Bills. The BCFC is scheduled to meet next on June 18th at noon either in-person or Zoom pending Director availability.

Community Lifestyle

The Community Lifestyle Committee last met on April 15th. The topics of discussion included:

- The committee reviewed the successful Adult Gardening Strawberry Workshop held in March.
- The upcoming New & Now Member Welcome Reception and Fishing Derby events, focusing on event details, and approved a new Movement Walking Club.

The Committee is next scheduled to meet on May 20th.

Landscape and Facilities Enhancement

The Landscape and Facilities Enhancement Committee last met on May 8, 2025. The topics of discussion included:

- Phase 4 Community Paint/Repair Project for the Golf Neighborhoods
- Safety Netting & Dugout Covers at Canada Vista Park and Solana Park

The Committee is next scheduled to meet on June 12, 2025.

Liaisons

Architectural Review

The Architectural Review Committee met on May 12th and May 27th. The Committee reviewed and approved twenty submittals. The Committee is next scheduled to meet on June 9th at 12:00 pm via Zoom.



Community Associations of Rancho

The Community Associations of Rancho held their monthly meeting in person on May 6th at the Trabuco Canyon Water District. Items of discussion included-

- Bethany Ross – provided updates on the two pending grants (Robinson Ranch and Trabuco Highlands) and the next round of grants which are expected to include Dove Canyon and possibly Rancho Cielo.
- Continued discussion about use of community banners, the Be Firewise website, grant updates, and OC Alert statistics

Consistent with member direction, CAR is next scheduled to meet on June 3rd at 7:30 am.

Covenant

The Covenant Committee met on Tuesday, April 1st and reviewed fifteen violations. Five homes were assessed fines, nine homes were offered extensions, and one home had their fines rescinded. The next Covenant Committee meeting is scheduled for Tuesday, May 13th at 4:00 p.m.

VIII. Director Reports

Director Jeff Beardsley

Congratulated Community Services Representative Ashley Tipett's dedication to customer service, resulting in a 5-star Yelp review.

Director Deborah Christensen

Expressed appreciation for the SAMLARC team's efforts with Wine & Cheese, as well as for the Fishing Derby.

Director Deborah Christensen

Expressed appreciation for the New & Now and Beach Club Opening events.

Director Greg Schnieders

Expressed appreciation for the Board's and SAMLARC team's efforts in providing pickleball facilities.

Director Greg Wieckert

None.

Director Kyle Wolack

None.



IX. Management/Counsel Reports

Community Executive Officer

None.

Corporate Counsel

None.

X. Upcoming Events

Fishing Derby

May 31, 2025

7-10 AM

Lakeshore Amphitheater

Screen on the Green

June 6, 2025

6:30-9:30 PM

Central Park

Voice of SAMLARC

June 5, 2025

4:30-5:30 PM

Beach Club

Music at the Lake

June 13, 2025

6-8 PM

Beach Club

XI. Next Meeting

The next Open Session Board of Directors Meeting will be held on June 24, 2025, 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 6:15 PM.

I certify that these Minutes were duly approved by the Board of Directors on June 24, 2025.

Jeff Halbreich

Jeff Halbreich, President

Date: June 24, 2025

Deborah Christensen

Deborah Christensen, Secretary

Date: June 24, 2025

Prepared by: Alex Kuhlmann, Public Relations Manager

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