SAMLARC Board of Directors Meeting

Open Session Meeting Minutes

June 23, 2026 | 6 PM

Members Present
President Jeff Halbreich
CFO Greg Wieckert
Secretary Jeff Beardsley
Director Edie Carpenter
Director Greg Schnieders
Director Madona Shaheen

Members Absent
Vice President Deborah Christensen

FirstService Residential - SAMLARC
Community Executive Officer George Blair
Assistant General Manager Jerry Corpuz
Public Relations Manager Alex Kuhlmann
Beach Club Manager Patrick White
Capital & Reserve Project Manager Devin Swanson
Lifestyle Manager Chloe Engelbrecht

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):

- Foreclosures

I. Call to Order

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

II. Approval of the Agenda

Resolution: To approve the June 23, 2026, Open Session Meeting Agenda.

Motion:	Greg Schnieders
Second:	Edie Carpenter
Ayes:	Jeff Halbreich, 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. No homeowners spoke.

IV. Approval of the Minutes

Resolution:	To approve the May 26, 2026, Open Session Meeting Minutes.
Motion:	Jeff Beardsley
Second:	Greg Wieckert
Ayes:	Jeff Halbreich, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen
Nays:	None

V. Items for Discussion

A. Eagle Scout Project

Resolution: To approve an Eagle Scout Project for the creation of a Giant Chess & Checker Set.

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

B. Farmers Market

Resolution: To approve SAMLARC's sponsorship of, and support for, the Farmers Market as a SAMLARC community event, as follows:

A. Advance Against Anticipated FY2027 Charitable Contribution. The Board authorizes the disbursement of Two Thousand Five Hundred Dollars ($2,500) from Operating GL# S19171 (Donations) as an advance against SAMLARC's anticipated Fiscal Year 2027 charitable contribution to the RSM Chamber of Commerce, to be applied by the Chamber exclusively toward annual permit and ancillary event costs of the Farmers Market. The advance shall be recovered solely by credit and offset against SAMLARC's Fiscal Year 2027 charitable contribution allocation to the Chamber, and shall not constitute a loan, an extension of credit, or indebtedness of the Chamber to SAMLARC. The Board reserves the option, in its discretion, to convert all or any portion of the advance to an outright charitable contribution in recognition of the community benefit provided, in which case no offset shall apply to the converted amount. If the Farmers Market does not commence, any unexpended portion of the advance shall be returned to SAMLARC as a failed condition of sponsorship.

B. Special Park Use Permit; Fee Waiver. The Board approves issuance of a Special Park Use Permit for the use of the Lakeshore Amphitheater Parking Lot and waives the associated use fees, conditioned upon satisfaction, prior to issuance of the final permit, of all requirements of the Special Park Use Policy, including all specified insurance provisions; a complete list of outside vendors with license documents and proof of insurance; a mutually agreed event layout approved by SAMLARC; ABC licensing if applicable; and all conditions required by the City of Rancho Santa Margarita and any other governmental agency.

C. Publicity and Promotion. The Board approves promotion of the Farmers Market as a community event through SAMLARC.org and SAMLARC social media channels, together with permitted use of A-Frames around the lakeshore and corner banners.

Motion:	Greg Schnieders
Second:	Madona Shaheen
Ayes:	Jeff Halbreich, Jeff Beardsley, Edie Carpenter, Greg Schnieders, Madona Shaheen
Nays:	Greg Wieckert

C. Additional Lakeshore Cameras

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a contract with World Wide Tek, Inc., to install additional cameras at the Lakeshore.

Motion: Jeff Halbreich

Second: Greg Wieckert

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

Nays: None

VI. 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: Greg Schnieders

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

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:

- *Chic Party Rentals*: Tent and Party Rentals. First Renewal, no price increase, no change in terms of Contract. October 25, 2026 – October 24, 2027
- *Collins Company*: Maintain and repair various construction projects. New Contract, no price increase, no change in terms of Contract. October 23, 2026 – October 22, 2027
- *Jolly Jumps and Express Events*: Event Catering and Rentals. First Renewal, no price increase, no change in terms of Contract. October 25, 2026 - October 24, 2027
- *Solitude Lake Management*: Island and Aeration Services. New Contract, no price increase, no change in terms of Contract. October 1, 2026 - September 30, 2027

Contracts

B. Door Replacement Project

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a contract with DC Construction Management to replace metal doors at several facilities.

C. Gerard Signs & Graphics, Inc. Contract

Resolution: As recommended by the Community Lifestyle Committee to approve a contract with Gerard Signs & Graphics, Inc. for installation and removal of holiday banners throughout the SAMLARC community.

Work Authorizations

D. Jolly Jumps Express Events Work Authorization

Resolution: As recommended by the Community Lifestyle Committee to approve Work Authorization #106 with Jolly Jumps Express Events to provide goods and services at the Great Rancho Campout Event.

Ratifications

E. Calle Del Rio Wall Repair (Ratification)

Resolution: To ratify Work Authorization #006 with Pilot Painting & Construction to repair the exterior of a homeowner's damaged stucco wall at 31 Calle Del Rio.

F. Calle Rienda Cracked Wall Repair (Ratification)

Resolution: To ratify Work Authorization #033 with Painting Unlimited, Inc. to repair a crack on the exterior of a homeowner's stucco wall at 1 Calle Rienda.

Fiscal Items

G. Approval May 2026 Financial Statements

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the financial statement and bank reconciliation dated May 31, 2026.

H. Approval of the April 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 April 27, 2026.

I. Approval to Proceed with Liens

Resolution: To authorize and instruct Management to record a lien on 9 delinquent accounts, should their assessments not be paid within the time established in the Intent to Lien Letter.

VII. Committee and Liaison Reports

Committees

Budget & Cash Flow

The Budget and Cash Flow Committee met on June 17, 2026, to review cash flow worksheets and acknowledge the May 2026 Financial Statement, as well as the April credit card statements.

The BCFC's next meeting is scheduled for July 15 at 12PM in-person at the Business Office.

Community Lifestyle

The Community Lifestyle Committee last met on June 16, 2026. The topics of discussion included:

- The Committee discussed the past events, including Voice of SAMLARC Winners, Fishing Derby, Screen on the Green, Animals Everywhere, and Music at the Lake.

- The Committee discussed event highlights, evaluated overall outcomes, and identified opportunities for improvement for next year. We also reviewed the upcoming budget plan and discussed the process for determining potential increases and enhancements to the 2027 Event Calendar.

The Committee is next scheduled to meet on August 18, 2026.

Landscape & Facilities Enhancement

The Landscape & Facilities Enhancement Committee met on Tuesday, June 16th, and discussed the following topics:

- Landscape Contract for the Parks and Ballfields
- Additional Lakeshore Cameras
- Additional Beach Club Parking Lot Lighting
- Door Replacements at Various Parks

The next LFEC Meeting is scheduled for Tuesday, July 21st at 12:00 PM at the SAMLARC Business Office.

Liaisons

Architectural Review

The Architectural Review Committee met on June 8th and 22nd. The Committee reviewed fifteen submittals. All fifteen were approved.
The Committee is next scheduled to meet on July 13 at 12:00 pm at the SAMLARC Business Office.

Community Associations of Rancho

The Community Associations of Rancho met on Tuesday, June 9, 2026, at the Trabuco Canyon Water District. Key discussion items included:

- CalFire Grants – Bethany Ross provided updates on grants that are currently available and those that have already been granted. CAR continues to seek grants for its partnering associations.
- Rancho Cielo was honored by the County on December 10th for obtaining its Firewise Designation.
- Firewise – update on applications for Walden, Dove, and Trabuco Highlands.
- 501c3 – continuing to gain 501c certification, and CAR is looking for participating members.

The next CAR meeting is scheduled for Tuesday, July 7, 2026, at 7:30 AM in the Trabuco Canyon Water District Conference Room.

Covenant

The Covenant Committee met on Tuesday, June 2nd and reviewed eleven violations. One home was assessed a fine, one home had their privileges suspended, one home was offered IDR, and one home was offered ADR.

The next Covenant Committee meeting is scheduled for Tuesday, July 7th at 4:00 p.m.

Sports Council

The Sports Council met on June 10, 2026. The topics of discussion included:

- Scheduled Field Maintenance
- Community E-Bike Safety Campaign
- Upcoming Park Projects & Recreational Facility Maintenance

The next Sports Council is scheduled for Wednesday, September 9, 2026, 7:30 AM at the SAMLARC Business Office.

VIII. Director Reports

Director Jeff Beardsley
No report.

Director Edie Carpenter
No report.

Director Jeff Halbreich
Expressed appreciation for the City Veterans Memorial and to Director Wieckert for his participation in the City Veterans Monument development process.

Director Greg Schnieders
Expressed appreciation for the City Veterans Memorial dedication ceremony.

Director Madona Shaheen
Expressed appreciation for the City Veterans Memorial dedication ceremony, as well as the recent installation of educational A-frames around the Lake.

Director Greg Wieckert
Expressed appreciation for the City Fire Education event.

Director Madona Shaheen

Noted appreciation for the Wine & Cheese and Beach Club Opening Day events, along with appreciation for the introductory meeting with FirstService Residential executive leaders, Amy Mathieson and Anthony Mazza.

IX. Community Executive Officer Report
No report.

X. Upcoming Events

Star Spangled Spectacular
July 4, 2026
8 AM – 9 PM
Beach Club & Lakeshore

Music at the Lake: Tim Apple
July 17, 2026
6-8 PM
Lakeshore Amphitheater

Screen on the Green: Hoppers
July 24, 2026
6:30-9:30 PM
Central Park

Great Rancho Campout
July 31- August 1, 2026
12 PM – 9 AM
Trabuco Mesa Park

XI. Next Meeting

The next Open Session Board of Directors Meeting will be held on July 28, 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 6:39 PM.

I certify that these Minutes were duly approved by the Board of Directors on July 28, 2026.

Jeff Halbreich

Jeff Halbreich, President — Date: July 28, 2026

Jeff Beardsley

Jeff Beardsley, Secretary — Date: July 28, 2026

Prepared by: Alex Kuhlmann, Public Relations Manager