



SAMLARC Board of Directors Meeting

Open Session Meeting Minutes

June 24, 2025 | 6 PM

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
Public Relations Manager Alexandra Kuhlmann
Capital & Reserve Project Manager Devin Swanson
Beach Club Manager Pat White
Financial Analyst Candice Preza

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
- Brisa Del Lago II Pathway Expansion

I. Call to Order

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

II. Approval of the Agenda

Resolution: To approve the June 24, 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, wherein Members were given an opportunity to address the Board. No Members submitted comments.

IV. Approval of the Minutes

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

Motion: Jeff Beardsley

Second: Deborah Christensen

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

Nays: None

V. Items for Discussion

A. Rancho Family Fest

Resolution: To approve sponsorship of the Chamber of Commerce and Rancho Family Fest, to include the following:

- Cash contribution of \$10,000 to assist in producing the event.
- Publicity and event promotion through SAMLARC's website and social media channels.
- In-kind staff assistance in event planning, preparation, and "day of" activities.
- Waiver of SAMLARC's Park Use fees for the event.

Motion: Greg Wieckert

Second: Deborah Christensen

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

Nays: None

B. Election Committee Appointment

Resolution: To appoint Director Jeff Halbreich to serve on the 2025 Election Committee.

Motion: Greg Schnieders

Second: Greg Wieckert

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

Nays: None

C. Brisa Del Lago II – Concrete Pathway

Resolution: To approve Brisa Del Lago II's extension of a concrete pathway from their property line to the existing sidewalk.

Motion: Deborah Christensen

Second: Kyle Wolack

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

Nays: None

D. Brisa Del Lago – 4th of July Security

Resolution: To deny Brisa Del Lago's request for reimbursement of hired security services.

Motion: Greg Wieckert

Second: Greg Schnieders

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

Nays: None

E. KAL Resources – Contract Amendment

Resolution: To approve a contract amendment with KAL Resources to provide additional services.

Motion: Deborah Christensen

Second: Jeff Beardsley

Ayes: 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: Greg Schneiders

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

Nays: None

Upcoming Contracts

A. Contracts to Expire October 2025

Resolution: To approve entering into contracts 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

- *Chic Party Rentals*: Tent and Party Rentals. New Contract beginning October 25, 2025 and ending October 24, 2026, no price increase, no change in terms of Contract.
- *Collins Company*: Maintain and repair various construction projects. New Contract beginning October 26, 2025 and ending October 25, 2026, no price increase, no change in terms of Contract.
- *Jolly Jumps and Express Events*: Event Catering and Rentals. New Contract beginning October 24, 2025 and ending October 23, 2026, no change in terms of Contract.
- *Solitude Lake Management*: Island and Aeration Services. Second Renewal of Contract beginning October 1, 2025 and ending September 30, 2026, no price increase, no change in terms of Contract.

Contracts

B. Contract with Roadway Construction Service

Resolution: To approve a contract with Roadway Construction Service to provide K-Rail installation, removal, and traffic control services for SAMLARC Special Events.

C. Contract with Babble Buddies

Resolution: As recommended by the Community Lifestyle Committee, to approve a contract with Babble Buddies for Circle Time Classes at SAMLARC Facilities.

D. Contract with Gerard Signs & Graphics, Inc. (Second Renewal)

Resolution: To approve the Second Renewal of the contract with Gerard Signs & Graphics, Inc. for installation and removal of holiday banners throughout the SAMLARC Community.

Work Authorizations

E. Jolly Jumps and Express Events (Work Authorizations)

Resolution: As recommended by the Community Lifestyle Committee, to approve Work Authorization #097 with Jolly Jumps and Express Events to provide goods and services at the Great Rancho Campout Event.

F. La Cresta Enterprises, Inc. (Work Authorizations)

Resolution: To approve Work Authorization #035 with La Cresta Enterprises, Inc. to repair/replace 13 backflow devices.

G. Los Abanicos Trail Concrete Replacement (Work Authorization)

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve Work Authorization #003 with Concrete Hazard Solutions for concrete replacements at Los Abanicos Trail.

H. Lakeshore Trail Paver Repairs (Work Authorization)

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve Work Authorization #030 with 24HRC for the paver repairs at the Lakeshore Trail.

I. Central Park Rope Spiderweb Climber (Work Authorization)

Resolution: To approve Work Authorization #049 with Dave Bang Associates for the installation of a replacement spider web rope climber at Central Park.

Ratifications

J. Playground Sand

Resolution: To ratify Work Authorization #085 with Diamonds Sports Field Services for the replacement of sand in various community parks.

Fiscal Items

K. Approval of the May 2025 Financial Statement

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the financial statement and bank reconciliation dated May 31, 2025.

L. Approval of the April 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 April 25, 2025.

M. Approval to Proceed with Liens

Resolution: To authorize and instruct Management to record a lien on nine 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, June 18th, to review cash flow worksheets and acknowledge the May 2025 Financial Statement, and the April credit card statements. The BCFC is scheduled to meet next on July 16th at noon either in-person or Zoom pending Director availability.

Community Lifestyle

The Community Lifestyle Committee last met on June 17, 2025. The topics of discussion included:

- The committee reviewed the success of the past events of Beach Club Opening Day, New & Now Welcome Reception, Fishing Derby, Voice of SAMLARC, and Moana 2 Screen on the Green.
- The upcoming Great Rancho Campout event, focusing on event details, as well as a discussion regarding the 2026 Events Calendar and Budget

The Committee is next scheduled to meet on August 19, 2025.

Landscape and Facilities Enhancement

The Landscape and Facilities Enhancement Committee last met on June 12, 2025. The topics of discussion included:

- Los Abanicos Trail Concrete Replacement project
- Lakeshore Trail Paver Repairs project
- Brisa Del Lago II Pathway Expansion

The Committee is next scheduled to meet on July 10, 2025.

Liaisons

Architectural Review

The Architectural Review Committee met on June 9th and June 23rd. The Committee reviewed and approved twenty-four submittals.

The Committee is next scheduled to meet on July 14th at 12:00 pm at the SAMLARC Business Office.

Community Associations of Rancho

CAR met on Tuesday, June 3 and continued the discussion on the banner program, the status of creating a 501(c)(3) organization, and the Firewise website.

City staff joined this month's meeting, including Councilwoman Kerri Lynn Baert and City Manager Jennifer Cervantez. CAR will be present at the city's upcoming Wildfire Prevention and Preparedness Community Event on Wednesday, June 25.

Covenant

The Covenant Committee met on Tuesday, June 3rd and reviewed eleven violations. Five homes were assessed fines, one home was offered IDR, two homes were offered extensions, and three homes had their fines rescinded. The next Covenant Committee meeting is scheduled for Tuesday, July 1st at 4:00 p.m.

Sports Council

The Sports Council last met on June 11, 2025. The topics of discussion included:

- Fall Allocation
- Summer maintenance
- Discussion on reserved vs actual usage
- 2026 Use Fees 5-7% increase

The Committee is next scheduled to meet on September 10, 2025.

VIII. *Director Reports*

Director Jeff Beardsley

Expressed appreciation for the new Homeowner Digital Assistant tool (HODA) offered through FirstService Residential..

Director Deborah Christensen

Expressed appreciation for the SAMLARC team's efforts regarding events and July 4th in particular.

Director Greg Schnieders

Expressed appreciation for the SAMLARC team's efforts in planning July 4th.

Director Greg Wieckert

Noted that the City would host an Emergency Preparedness and Safety Expo on June 25.

Director Kyle Wolack

Suggested numbering dog waste bag stations. Noted that he was in the process of moving and hoped to remain within SAMLARC.

IX. Management/Counsel Reports

Community Executive Officer

None.

Corporate Counsel

None.

X. Upcoming Events

Star Spangled Spectacular

July 4, 2025

8:00 AM - 9:30 PM

Beach Club & Lakeshore

Music at the Lake

July 18, 2025

6:00 PM - 8:00 PM

Lakeshore Amphitheater

Screen on the Green

July 25, 2025

6:30 PM - 9:30 PM

Central Park

XI. Next Meeting

The next Open Session Board of Directors Meeting will be held on July 22, 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 6:26 PM.

I certify that these Minutes were duly approved by the Board of Directors on July 22, 2025.

Jeff Halbreich
Jeff Halbreich, President

Date: July 22, 2025

Deborah Christensen
Deborah Christensen, Secretary

Date: July 22, 2025

Prepared by: Alex Kuhlmann, Public Relations Manager