SAMLARC Board of Directors Meeting

Open Session Meeting Minutes

August 25, 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
Financial Analyst Candice Preza
Capital & Reserve Project Manager Devin Swanson
Beach Club Manager, Pat White
Parks & Sports Manager, Ben Helm

Additional Participants

Corporate Counsel, Daniel Nordberg, Esq., Nordberg Law Group, P.C.
Executive Vice President, Orange County & Los Angeles, Anthony Mazza

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):

- Management Company Contract
- Landscape Company Contract
- Budget Development Process

I. Call to Order

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

II. Approval of the Agenda

Resolution: To approve the August 25, 2026, Open Session Meeting Agenda.

Motion:	Deborah Christensen
Second:	Greg Wieckert
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.

IV. Approval of the Minutes

Resolution:	To approve the July 28, 2026, Open Session Meeting Minutes.
Motion:	Jeff Halbreich
Second:	Jeff Beardsley
Ayes:	Jeff Halbreich, Deborah Christensen, Greg Wieckert, Jeff Beardsley, Edie Carpenter, Greg Schnieders
Nays:	None
Abstentions:	Madona Shaheen

V. Presentation

A. Eagle Scout Project: Angling Education Videos

Scout Carter Wenzel (Troop 727) presented a recap of his Eagle Project: a series of angling videos to encourage responsible fishing practices at the Lake. The Board congratulated Mr. Wenzel on the success of his project and his dedication in helping educate the community on responsible ecosystem stewardship.

VI. Items for Discussion

A. Contract with FirstService Residential

Resolution: To approve a renewal of the contract with FirstService Residential for Community Management and Staffing Services.

Motion: Jeff Halbreich

Second: Greg Wieckert

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

Nays: None

B. Landscape Contract for Parks and Ballfields

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a contract with Andre Landscape Services to provide landscape services for SAMLARC Parks and Ballfields.

Motion: Greg Wieckert

Second: Deborah Christensen

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

Nays: None

C. Landscape Best Management Practices

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve the Landscape Best Management Practices.

Motion: Jeff Halbreich

Second: Jeff Beardsley

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

Nays: None

Note of Record: President Halbreich and Vice President Christensen commended Secretary Beardsley, Corporate Counsel, and staff for their work on the Best Management Practices.

D. Accurate Voting Services Contract

Resolution: To approve a future contract with Accurate Voting Services not to exceed $43,000 for administration of the 2027 Election.

Motion: Greg Wieckert

Second: Deborah Christensen

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

Nays: None

Note of Record: President Halbreich noted that contracting with an external election administrator is no longer voluntary.

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: Jeff Halbreich

Second: Greg Wieckert

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

Nays: None

Upcoming Contracts

A. Contracts to Expire

Resolution: 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:

World Wide Tek, Inc.; Surveillance System Management. New Contract, no price increase, no change in terms of Contract. January 1, 2027 – December 31, 2027

Nordberg Law Group; Professional Legal Services. First Renewal, no price increase, no change in terms of Contract. January 1, 2027 – December 31, 2027

Mosaic Consulting, Inc.; Landscape Management Consulting Services. First Renewal, 5% increase, no change in terms of Contract. January 1, 2027 – December 31, 2027

Titanium Patrol Services. New Contract, 4% price increase, no change in terms of Contract. January 1, 2027 – December 31, 2027

Andre Landscape Service; Landscape Services for Streets/Trails and a separate Contract for Trees. First Renewal, 3% increase, no change in terms of Contract. January 1, 2027 – December 31, 2027

Miscellaneous

B. 2027 Board of Directors Election Timeline

Resolution: Resolution: As recommended by the Election Committee, to approve the following dates for facilitation of the 2027 Annual Meeting and Election:

- Annual Meeting: February 18, 2027
- Voting Deadline: February 16, 2027 (5 PM)
- Deadline for Board Director Applications: October 9, 2026 (5 PM)
- Deadline for nominations or solicitation of additional applications: November 9, 2026

C. 2027 Election Ballot Opening Special Meeting

Resolution: As recommended by the Election Committee and in the event of a contested 2027 Director Election, to call a Special Meeting of the Board of Directors on February 17, 2027, for the purposes of Members' observation of ballot opening.

D. 2027 Election Policies & Guidelines Manual

Resolution: As recommended by the Election Committee, to post the proposed 2027 Election Policies & Guidelines for Member comment prior to adoption at the September 22, 2026, Board Meeting.

E. 2027 Board Meeting Calendar

Resolution: To approve the 2027 Board Meeting Calendar.

F. Purchase of Goosinator Replacement

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve the purchase of a replacement Goosinator.

Contracts

G. Annual Roofing Maintenance Project

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a contract with Merit Roofing & Waterproofing to perform annual roof and gutter maintenance for 11 SAMLARC facilities.

H. SoCal Property Services

Resolution: To approve a contract with SoCal Property Services to provide community parking lot sweeping services at all SAMLARC parks and facilities.

I. Holiday Harbor Lighting Design, LLC

Resolution: As recommended by the Community Lifestyle Committee, to approve a contract with Holiday Harbor Lighting Design, LLC to provide SAMLARC's 2026 Holiday Lighting.

Contract Renewals

J. C.I. Services, Inc.

Resolution: To approve the first renewal contract with C.I. Services, Inc. to perform roofing maintenance and services for SAMLARC Facilities.

K. Purcor Pest Solutions

Resolution: To approve the second renewal of contract with Purcor Pest Solutions.

Work Authorizations

L. Central Park Slide Replacement

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve Work Authorization #057 with Dave Bang, Inc. for a slide replacement at the Central Park West Playground.

M. Backwash Tank Cleanings

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve Work Authorization #009 with Orange County Pumping, Inc. to remove cumulative debris in the backwash tanks at the Altisima and Solana Park pools.

N. Jolly Jumps and Express Events

Resolution: As recommended by the Community Lifestyle Committee, to approve Work Authorization #107 with Jolly Jumps and Express Events to provide goods and services for the Halloween Family Festival.

O. Altisima Playground Safety Surface Repairs

Resolution: As recommended by the Landscape and Facilities Enhancement Committee, to approve a Work Authorization with Dave Bang, Inc. to perform necessary repairs to the safety surface of the Altisima Park Playground.

P. Splendid Events

Resolution: To approve Work Authorization #005 with Splendid Events to provide additional goods and services for the Viva Las Vegas event.

Fiscal Items

Q. Approval of July 2026 Financial Statements

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

R. June 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 June 25, 2026.

S. Approval to Proceed with Liens

Resolution: To authorize and instruct Management to record a lien on 21 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 August 19, 2026, to review cash flow worksheets and acknowledge the July 2026 Financial Statement, as well as the June credit card statements. The BCFC also reviewed the first draft of the 2027 budget.

The BCFC's next meeting is scheduled for September 15 and will be held in person at the Business Office. Immediately following the meeting, the Committee will begin its second review of the draft 2027 Budget.

Community Lifestyle

The Community Lifestyle Committee met on Tuesday, August 18, to review past and upcoming events, including the Halloween Family Festival and SAMLARC's newest event, Viva Las Vegas. The Committee also discussed upcoming budget recommendations and updates to the Lifestyle Committee Charter.

The Committee is next scheduled to meet on September 15, 2026.

Election

The Election Committee convened on August 24, 2026. Topics of discussion included review of the 2027 Election Manual, the 2027 Director Application, recommendation of the contract with Accurate Voting Services, and establishment of the 2027 Election timeline. The Committee is next anticipated to meet in October.

Landscape & Facilities Enhancement

The Landscape & Facilities Enhancement Committee met on Tuesday, August 18th, and discussed the following topics:

- Landscape Contracts for the Parks and Ballfields, as well as the Landscape Best Management Practices (BMPs)
- Potential Capital and Reserve Projects
- Annual Roof Maintenance
- Central Park Slide Replacement & Altisima Playground Safety Surface Repairs
- Goosinator Replacement
- Backwash Tank Cleanings

The next LFEC Meeting is scheduled for Tuesday, September 15th at 12:00 PM at the SAMLARC Business Office.

Liaisons

Architectural Review

The Architectural Review Committee met on August 10th and 24th. The Committee reviewed twenty-two submittals. All twenty-two were approved.

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

Covenant

The Covenant Committee met on Tuesday, August 4th and reviewed fifteen violations. Three homes were assessed fines, and one home had their fine rescind request denied.

The next Covenant Committee meeting is scheduled for Tuesday, September 1st at 4:00 p.m.

IX. Director Reports

Director Jeff Beardsley

Expressed appreciation for SAMLARC's evolving communications and social media strategies as well as the 2027 budget development process.

Director Edie Carpenter

Expressed appreciation for the Landscape and Facilities Enhancement Committee, Mosaic Consulting Principal Devin Sanders, and Director Beardsley for their involvement in revising the Landscape Best Management Practices.

Director Deborah Christensen

Noted anticipation for the upcoming Viva Las Vegas event and encouraged the Board to attend.

Director Jeff Halbreich

Expressed appreciation for Chief Financial Officer Greg Wieckert's efforts alongside Financial Analyst Candice Preza in development of the 2027 SAMLARC budget.

Director Greg Schnieders

Expressed appreciation for the Community Lifestyle Committee and Lifestyle Manager Chloe Engelbrecht for their efforts in hosting Music at the Lake.

Director Madona Shaheen

Noted anticipation for the upcoming Board of Directors and FirstService Residential dinner.

Director Greg Wieckert

Expressed appreciation for the Music at the Lake concert series and noted anticipation for the upcoming Viva Las Vegas event.

X. Community Executive Officer Report

Noted appreciation for the partnership between FirstService Residential and SAMLARC, with President Halbreich and FirstService Residential Vice President Anthony Mazza coordinating the renewal of the management contract. Commended Chief Financial Officer Greg Wieckert's efforts alongside Financial Analyst Candice Preza in development of the 2027 Budget.

XI. Upcoming Events

Viva Las Vegas
September 19, 2026
6:00-9:00 PM
Beach Club

XII. Next Meeting

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

I certify that these Minutes were duly approved by the Board of Directors on September 22, 2026.

Jeff Halbreich
_____
Jeff Halbreich, President Date: September 22, 2026

Jeff Beardsley
_____
Jeff Beardsley, Secretary Date: September 22, 2026

Prepared by: Alex Kuhlmann, Public Relations Manager