



Board of Directors Meeting  
**Budget Workshop Open Session**  
October 11, 2022  
**Minutes**

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**Members Present**

President Paul Persiani  
Vice President Judy Vasquez  
Secretary Deborah Christensen (Teleconference)  
CFO Bob Louvar  
Director Greg Schnieders  
Director Charles Villafana  
Director Greg Wieckert

**Members Absent**

**First Service Residential**

SAMLARC Community Executive Officer George Blair  
SAMLARC Assistant General Manager Jerry Corpuz  
SAMLARC Finance Manager Brian Bednersh  
SAMLARC Media & Communications Specialist Alexandra Kuhlmann  
SAMLARC Capital and Reserve Project Manager Eric Rosenkrantz  
SAMLARC Capital and Reserve Project Coordinator Devin Swanson  
SAMLARC Administrative Assistant Paula Alves

**I. Call to Order**

President Paul Persiani called the Open Session of the Board of Directors Meeting for the Rancho Santa Margarita Landscape and Recreation Corporation to order at 5:30 p.m.

**II. Approval of the Agenda**

Proposed Resolution: To approve the October 11, 2022 Open Session Board of Directors Meeting for the purpose of conducting the 2023 Budget Workshop.

Motion: Charles Villafana

Second: Deborah Christensen

Ayes: Paul Persiani, Judy Vasquez, Deborah Christensen, Bob Louvar, Charles Villafana, Greg Schnieders, Greg Wieckert

Nays: None

**III. Homeowner Forum**

There were no homeowners present.

**IV. Items for Information Only – No Action Required**

**A. Budget Considerations**

1. FirstService Residential Contract Provision Regarding Budget Preparation
2. Role of the CFO According to the SAMLARC Governing Documents
3. Budget Preparation Cycle
4. Guiding Principles Related to the Budget

**B. Staffing Organizational Structure**

**V. Items for Discussion and/or Approval**

**A. Consideration of Approval of the 2023 Reserve Study**

Resolution: As recommended by the Budget and Cash Flow Committee, to approve the 2023 Reserve Study.

Motion: Greg Wieckert

Second: Bob Louvar

Ayes: Paul Persiani, Judy Vasquez, Deborah Christensen, Bob Louvar, Charles Villafana, Greg Schnieders, Greg Wieckert

Nays: None

**B. Consideration of Approval of the 2023 Fiscal Year Operating Budget**

Resolution: To approve the 2023 Fiscal Year Operating Budget draft as presented and recommended by the Budget and Cash Flow Committee, inclusive of a nine and one-half percent (9.5%) assessment increase effective January 1, 2023, to eighty-one dollars (\$81.00) per unit per month.

Motion: Bob Louvar

Second: Deborah Christensen

Ayes: Paul Persiani, Judy Vasquez, Deborah Christensen, Bob Louvar, Charles Villafana, Greg Schnieders, Greg Wieckert

Nays: None

**VI. Next Meeting**

Consistent with Board Direction, the next meeting of the Board of Directors will be held on Tuesday, October 25, 2022 at 6:00 p.m. in the Fiesta Room at the Beach Club.

**VII. Adjournment**

There being no further business to come before the Board of Directors, the meeting was adjourned at 5:59 p.m.

I certify that these minutes were duly approved by the Board of Directors on October 25, 2022.

Paul Persiani  
Paul Persiani, President

Date: October 25, 2022

Deborah Christensen  
Deborah Christensen, Secretary

Date: October 25, 2022

Prepared by: Tita S. Gervasi, Executive Assistant