



MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF TRABUCO CANYON WATER DISTRICT | OCTOBER 21, 2025

The Special Meeting of the Board of Directors of the Trabuco Canyon Water District (TCWD or District) conducted on October 21, 2025, was called to order by President Edward Mandich at 5:00 p.m. in the Board Room at the District Administrative Facility located at 32003 Dove Canyon Drive, Trabuco Canyon, California. Mr. Michael Perea, District Secretary, transcribed the minutes thereof.

DIRECTORS PRESENT

President Ed Mandich
Vice President Glenn Acosta
Director Mark Anderson
Director John Horst
Director Michael Safranski

STAFF PRESENT

Fernando Paludi, General Manager
Michael Perea, Assistant General Manager
Jason Stroud, Maintenance Superintendent
Karen Warner, Principal Accountant
Roseann Lejsek, Executive Assistant

STAFF ABSENT

None

DISTRICT CONSULTANTS

Laura Ratcliffe, District General Legal Counsel – Hanson Bridgett, LLP
Brent Scharnberg, Stadia Realty
Brian Scharnberg, Stadia Realty
Brian Monaghan, Wildlands (Remote)

PUBLIC PRESENT

There were no members of the public present

PLEDGE OF ALLEGIANCE

Director Safranski led the Board of Directors, District staff, and audience in the Pledge of Allegiance.

VISITOR PARTICIPATION

None

ORAL COMMUNICATION

None

DIRECTOR'S COMMENTS

None

REPORT FROM THE GENERAL MANAGER

**TRABUCO CANYON WATER DISTRICT
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES | OCTOBER 21, 2025**

Mr. Paludi reported that a Special Board Meeting would be held on October 29 to discuss the District's rate structure, and a second Special Board Meeting would be held on October 30 related to the General Manager recruitment.

ACTION CALENDAR

ITEM 1: DISCUSSION AND POSSIBLE ACTION(S) REGARDING POTENTIAL USES OF DISTRICT'S PORTER PROPERTY

Mr. Perea introduced this matter for Board consideration, and he introduced Brent and Brian Scharnberg with Stadia Realty and Brian Monaghan with Wildlands to deliver a presentation on the organization and its work.

Discussion occurred regarding establishing value for mitigation property, maximizing the District's return on investment, and an approximate timeline for sale of the property.

MOTION: None

CLOSED SESSION(S):

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: Assessor's Parcel Numbers 842-061-05, 06, 07

Agency Negotiators: Fernando Paludi, Michael Perea, Brent Scharnberg (Stadia Realty)

Negotiating Parties: Wildlands

Under Negotiation: Price and Terms of Payment

The Board of Directors entered closed session in accordance with the agenda at 5:43 p.m. The General Manager, Assistant General Manager, District General Counsel, Mr. Brent Scharnberg and Mr. Brian Scharnberg participated in closed session. The Assistant General Manager, Mr. Brent Scharnberg and Mr. Brian Scharnberg exited the closed session at approximately 6:15 p.m.

2. PERSONNEL MATTERS PURSUANT TO GOVERNMENT CODE § 54957

Public Employee Appointment

Title: General Manager

The Board of Directors entered closed session in accordance with the agenda at approximately 6:15 p.m. The General Manager and District General Counsel participated in closed session.

The closed session ended at 6:46 p.m.

ITEM 2: REPORT OF ACTION(S) TAKEN IN CLOSED SESSION

Director Mandich reported that the Board of Directors met in closed session to review the matters as agendaized, and that there was no action to be reported in closed session.

ADJOURNMENT

President Mandich adjourned the October 21, 2025 Special Board Meeting at 6:47 p.m.