

In compliance with the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the District Secretary at (951) 699-1630. Notification 72 hours prior to the meeting will generally enable District staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

AGENDA FOR THE BOARD OF TRUSTEES MEETING

TEMECULA PUBLIC CEMETERY DISTRICT
41911 C STREET, TEMECULA, CA.92592
951-699-1630

OCTOBER 15, 2026 @ 8:00 a.m.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL-

Vice Chair Vanderhaak, Trustee Qualm, Trustee Davis,
General Manager- Beaudet, Admin-Santos

- Chair Kelleher- TELECONFERENCE

12790 W.Desert Vista Trail
Peoria, AZ.85383

4. PUBLIC COMMENT ON ANY AGENDA ITEM- OPEN OR CLOSED

Members of the public are invited to address the Board concerning any items not on the agenda but are within the subject matter jurisdiction of the Board of Trustees. Members of the public may address the Board on agenda items when those matters come up for discussion for a total of 3 minutes.

5. CONSENT CALENDAR-

All matters listed under the Consent Calendar are considered routine and may all be approved by one motion. There will be no discussion of these matters unless members of the Board request an item removed from the Consent Calendar for separate action.

- A. APPROVAL OF MINUTES SEPTEMBER 17, 2026
- B. APPROVAL OF CHECK REGISTERS- SEPTEMBER 2026
- C. ~~APPROVAL OF BOOKKEEPER REPORT- August 2026~~
- D. ~~RECEIVE AND FILE SEPTEMBER FINANCIALS~~
- E. ~~RECEIVE AND FILE SEPTEMBER INVESTMENTS~~

Districts Bookkeeper out on vacation- financials will resume in November.

6. BOARD DISCUSSION AND POSSIBLE ACTION ITEMS-

- A. AGAPE CONSTRUCTION
- B. CBRE
- C. ELECTION OF 2027-2028 OFFICERS
- D. FLOOR IS OPEN FOR NOMINATIONS

7. DISTRICT MANAGERS'S MONTHLY REPORT-

- A. SEPTEMBER REVENUES-\$45,370.00
- B. SEPTEMBER INVENTORY
- C. SEPTEMBER CALENDAR
- D. SURVEY BOT PAY
- E. CHEVY DUMP TRUCK OVERHAUL

9 . ADJOURNMENT-

The Next Regular Meeting of the Temecula Public Cemetery Board of Trustees will be held on Thursday, NOVEMBER 19, 2026, at 8:00 a.m.

THIS AGENDA POSTED THIS 9th DAY OF OCTOBER 2026

All supporting documentation is available for public review after the agenda has been posted and no less than 72 hours prior to the meeting date. The material will be made available at the Temecula Public Cemetery District Office during business hours, or on the website at: www.temeculacemetery.org

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MINUTES

TEMECULA PUBLIC CEMETERY DISTRICT
41911 C STREET, TEMECULA, CA.92592
951-699-1630

SEPTEMBER 17, 2026 @ 8:00 a.m.

1. CALL TO ORDER-8:00AM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL-

Chair, Kelleher, Vice Chair Vanderhaak, Trustee Qualm,
Trustee Davis, General Manager- Beaudet, Admin-Santos

4. PUBLIC COMMENT ON ANY AGENDA ITEM- OPEN OR CLOSED

Members of the public are invited to address the Board concerning any items not on the agenda but are within the subject matter jurisdiction of the Board of Trustees. Members of the public may address the Board on agenda items when those matters come up for discussion for a total of 3 minutes.

5. CONSENT CALENDAR-

All matters listed under the Consent Calendar are considered routine and may all be approved by one motion. There will be no discussion of these matters unless members of the Board request an item removed from the Consent Calendar for separate action.

- A. APPROVAL OF MINUTES August 20, 2026
- B. APPROVAL OF CHECK REGISTERS- August 2026
- C. APPROVAL OF BOOKKEEPER REPORT- August 2026
- D. RECEIVE AND FILE August FINANCIALS
- E. RECEIVE AND FILE August INVESTMENTS

AYES-4
NAES-0
ABSENT-0

6. BOARD DISCUSSION AND POSSIBLE ACTION ITEMS-

- A. AGAPE CONSTRUCTION
- B. CBRE
- C. CALPERS VESTING-TABLE

Discussion

7. DISTRICT MANAGERS'S MONTHLY REPORT-

- A. August REVENUES-\$47,220.00
- B. August INVENTORY
- C. August CALENDAR
- D. Trustee candidates John Meyer and Kristine Taylor were interviewed by the BOT. They will go on the BOS agenda in September, GM requested they both are appointed in January of 2027.
- E. Robbery of garage August 25, 2026

Discussion

8. ACTION TAKEN DURING CLOSED SESSION ON 07/16/2026
Manager accepted a 5% wage increase while all other items on GM contract remain the same.

AYES-4
NAES-0
ABSENT-0

9 . ADJOURNMENT- 9:06AM

AYES-4
NAES-0
ABSENT-0

The Next Regular Meeting of the Temecula Public Cemetery Board of Trustees will be held on Thursday, October 15, 2026, at 8:00 a.m.

Temecula Public Cemetery District

10/7/2026 12:07 PM

Register: 101100 · US Bank Checking

From 09/01/2026 through 09/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2026	0	California Public Em...	201100 · Accounts Pay...		4,765.42	X		86,722.28
09/08/2026		Accounting Vendor	201100 · Accounts Pay...	QuickBooks ge...				86,722.28
09/08/2026	JE 205		515100 · Life Insuranc...	Automatic with...	31.90			86,690.38
09/09/2026	0	CalPers 457 Plan	201100 · Accounts Pay...		2,059.56			84,630.82
09/09/2026			101200 · US Bank Pay...	Funds Transfer	12,028.58			72,602.24
09/10/2026	0	Social Security	201100 · Accounts Pay...		80.00			72,522.24
09/10/2026	0	Compass HR	201100 · Accounts Pay...	5753	225.00			72,297.24
09/10/2026	10101	County of Riverside L...	201100 · Accounts Pay...	IT 6637	210.54			72,086.70
09/10/2026	10102	Ewing Irrigation Pro...	201100 · Accounts Pay...		137.88			71,948.82
09/10/2026	10103	Nutrien Ag Solutions	201100 · Accounts Pay...		1,408.79			70,540.03
09/10/2026	10104	United Staffing Asso...	201100 · Accounts Pay...	272589	2,245.10			68,294.93
09/10/2026	10105	Teldata Enterprise N...	201100 · Accounts Pay...	12084	3,192.00			65,102.93
09/10/2026	10106	Linda Glau CPA	201100 · Accounts Pay...	SEPT, 2-9	787.50			64,315.43
09/10/2026	10107	PureRite Drinking W...	201100 · Accounts Pay...	437299	128.45			64,186.98
09/10/2026	10108	Alliant Insurance Ser...	201100 · Accounts Pay...	TEMEPUB-01	481.00			63,705.98
09/10/2026	10109	Elite Fire Protection	201100 · Accounts Pay...	62411	165.00			63,540.98
09/10/2026	10110	Crowne Hill Consulti...	201100 · Accounts Pay...	20522	539.96			63,001.02
09/10/2026	10111	Cem Sites	201100 · Accounts Pay...	25279	3,550.00			59,451.02
09/10/2026	10112	California Associatio...	201100 · Accounts Pay...	1288	70.00			59,381.02
09/10/2026	10113	Amsterdam	201100 · Accounts Pay...	Pens-8102712	481.16			58,899.86
09/10/2026	10114	Craig Davis	201100 · Accounts Pay...		292.89			58,606.97
09/14/2026			103200 · California CI...	Deposit			950,000.00	1,008,606.97
09/14/2026	10115	Agape General Contr...	201100 · Accounts Pay...	2505	950,000.00			58,606.97
09/15/2026	10116	United Staffing Asso...	201100 · Accounts Pay...	272299	2,202.20			56,404.77
09/17/2026			101100G · Cash - Gen...	Deposit			47,800.88	104,205.65
09/17/2026	10117	Dale Qualm.	201100 · Accounts Pay...		577.22			103,628.43
09/17/2026			101200 · US Bank Pay...	Funds Transfer	9,819.34			93,809.09
09/21/2026	10118	Square Welding Co	201100 · Accounts Pay...		4,010.24			89,798.85
09/22/2026	0	California Public Em...	201100 · Accounts Pay...		4,765.42			85,033.43
09/22/2026	0	SC Fuel	201100 · Accounts Pay...		560.99			84,472.44
09/22/2026	0	WebCemeteries Con...	201100 · Accounts Pay...		59.00			84,413.44
09/22/2026	10119	American Mini Storage	201100 · Accounts Pay...	E-143	275.00			84,138.44
09/22/2026	10120	Brown Family Servic...	201100 · Accounts Pay...	0003052	375.00			83,763.44
09/22/2026	10121	CR&R Incorporated	201100 · Accounts Pay...	001652218	434.41			83,329.03
09/22/2026	10122	Southern California ...	201100 · Accounts Pay...	2-03-325-4707	1,124.24			82,204.79
09/22/2026	10123	Summers Murphy & ...	201100 · Accounts Pay...	26-0619	1,400.00			80,804.79
09/22/2026	10124	Teldata Enterprise N...	201100 · Accounts Pay...	12095	300.99			80,503.80
09/22/2026	10125	United Staffing Asso...	201100 · Accounts Pay...	272909	1,501.50			79,002.30
09/22/2026	10126	Wildlife Control Ser...	201100 · Accounts Pay...	WL4267	500.00			78,502.30
09/22/2026	10127	Maaco	201100 · Accounts Pay...		3,251.70			75,250.60

Temecula Public Cemetery District

10/7/2026 12:07 PM

Register: 101100 · US Bank Checking

From 09/01/2026 through 09/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/22/2026	10128	Cindi Beaudet	201100 · Accounts Pay...		151.92			75,098.68
09/24/2026			-split-	Deposit			403.04	75,501.72
09/24/2026	10129	Crowne Hill Consulti...	201100 · Accounts Pay...	20573	1,738.91			73,762.81
09/24/2026	10130	Prudential Overall Su...	201100 · Accounts Pay...		174.02			73,588.79
09/24/2026	10131	Verizon Wireless	201100 · Accounts Pay...	615-3368265	234.43			73,354.36
09/25/2026	10141	DeWitt Design Group	201100 · Accounts Pay...	Garage-	2,000.00			71,354.36

Temecula Public Cemetery District

10/7/2026 12:08 PM

Register: 101200 · US Bank Payroll

From 09/01/2026 through 09/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/09/2026			101100 · US Bank Che...	Funds Transfer		12,028.58	19,116.26
09/11/2026	JE 206		510040 · Regular Salar...	Bank Draft Am...	7,130.37		11,985.89
09/11/2026	JE 206		510040 · Regular Salar...	Bank Draft Am...	1,104.69		10,881.20
09/11/2026	JE 206		510040 · Regular Salar...	Bank Draft Am...	3,613.49		7,267.71
09/11/2026	JE 206		510040 · Regular Salar...	Monthly charg...	180.03		7,087.68
09/17/2026			101100 · US Bank Che...	Funds Transfer		9,819.34	16,907.02
09/20/2026	36	Paychex	656000 · Payroll Expe...	Electronic Wit...	134.00		16,773.02
09/25/2026	JE 211		510040 · Regular Salar...	Bank Draft Am...	6,387.74		10,385.28
09/25/2026	JE 211		510040 · Regular Salar...	Bank Draft Am...	172.10		10,213.18
09/25/2026	JE 211		510040 · Regular Salar...	Bank Draft Am...	3,113.61		7,099.57
09/25/2026	JE 211		510040 · Regular Salar...	Monthly charg...	145.89		6,953.68

Temecula Public Cemetery District

10/7/2026 12:08 PM

Register: 101300 · US Wash Account

From 09/01/2026 through 09/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/24/2026			100499 · Revenues to ...	Deposit			4,600.00	8,109.50
09/24/2026			-split-	Deposit			35,845.00	43,954.50
09/24/2026	To Print	County of Riverside ...	-split-		40,445.00			3,509.50
09/25/2026			100499 · Revenues to ...	Deposit			600.00	4,109.50
09/25/2026			100499 · Revenues to ...	Deposit			4,325.00	8,434.50
09/25/2026	To Print	County of Riverside ...	-split-	armstrong	4,925.00			3,509.50
09/30/2026	5114	County of Riverside ...	-split-	VOID:		X		3,509.50



Garry Jenkins
Industrial Specialty
Lic. 02008115

4141 Inland Empire Blvd.
Suite 100
Ontario, CA 91764

CBRE, Inc.

October 7th, 2026

Marissa Deegan w/
The Deegan Family Trust

Re: **Buyer's Counter Proposal – Offer to Purchase Approximately 28.15 Acres Located off Rancho California Road and Camino Del Vino (APN: 924-360-005)**

Dear Marissa,

On behalf of Temecula Public Cemetery ("Seller"), and in response to your interest to purchase, CBRE is pleased to submit this response ("Counter Proposal") for the above-referenced property. The Purchase Terms and Exhibits that follow are incorporated herein to outline the business terms on which Seller is prepared to proceed.

This Counter Proposal is a non-binding expression of the parties' current intentions. Neither party shall have any obligation to the other until a Purchase and Sale Agreement has been fully executed and delivered by both parties.

Kindly indicate acceptance or provide a counter response by 5:00 p.m. Pacific on October 12th, 2026. Please feel free to call me with any questions.

Sincerely,

CBRE

A handwritten signature in black ink, appearing to read "Garry Jenkins".

Garry Jenkins
Industrial & Land Advisory
(949) 939-9810
Garry.Jenkins@cbre.com

PURCHASE TERMS:

1. Seller: Temecula Public Cemetery
2. Buyer: Deegan Family Trust and/or Assignee
3. Property: An approximately 28.15 acres vacant land parcel located off Rancho California Road and Camino Del Vino, together with all rights, easements, access rights, and appurtenances benefiting the Property.
4. Escrow and Title: First American Title Insurance Company ("Escrow Holder" and "Title Company")
Attn: Kelly Simoneau & Lori Allison at 901 Via Piemonte, Suite 150, Ontario, CA.
5. Purchase Price: **Eight Hundred Thousand Dollars (\$800,000.00) – ACCEPTED**
6. Earnest Money: Buyer shall deposit **Thirty-Five Thousand Dollars (\$30,000)** as its initial earnest money deposit into the Escrow with Escrow Holder within Three (3) business days after the Effective Date. The funds deposited, together with all interest earned on any portion held by Escrow Holder, are collectively referred to as the "Earnest Money." Upon expiration of the Due Diligence Period, the Earnest Money shall become non-refundable to Buyer, except in the event of a Seller default or as otherwise expressly provided in this Agreement. The Earnest Money shall be applied to the Purchase Price at Closing.
7. Due Diligence & Inspection Period: Buyer shall have a period of **Sixty (60) calendar days** commencing upon the Opening of Escrow (the "Due Diligence Period,") in which to enter the Property and conduct surveys, inspections, tests and studies, including environmental, geotechnical and engineering studies without limitation. The Initial Earnest Money shall remain fully refundable to Buyer throughout the Due Diligence Period.
8. Closing: Close of Escrow (the "Closing") shall occur **Thirty (30) calendar days** following the expiration or earlier written waiver of the Due Diligence Period.
9. Title and Closing Costs: Seller shall convey title by grant deed, free of monetary liens. Seller shall pay the Riverside County documentary transfer tax and the premium for a CLTA standard owner's policy of title insurance in the amount of the Purchase Price. Buyer shall pay the additional premium for ALTA extended coverage, any endorsements, and the cost of any survey. Escrow fees shall be split equally between the parties, and property taxes and assessments shall be prorated as of the Closing.
10. Condition Closing: It shall be a condition to Buyer's obligation to close that the Property is delivered free and clear of the two (2) windmills currently present on the Property.

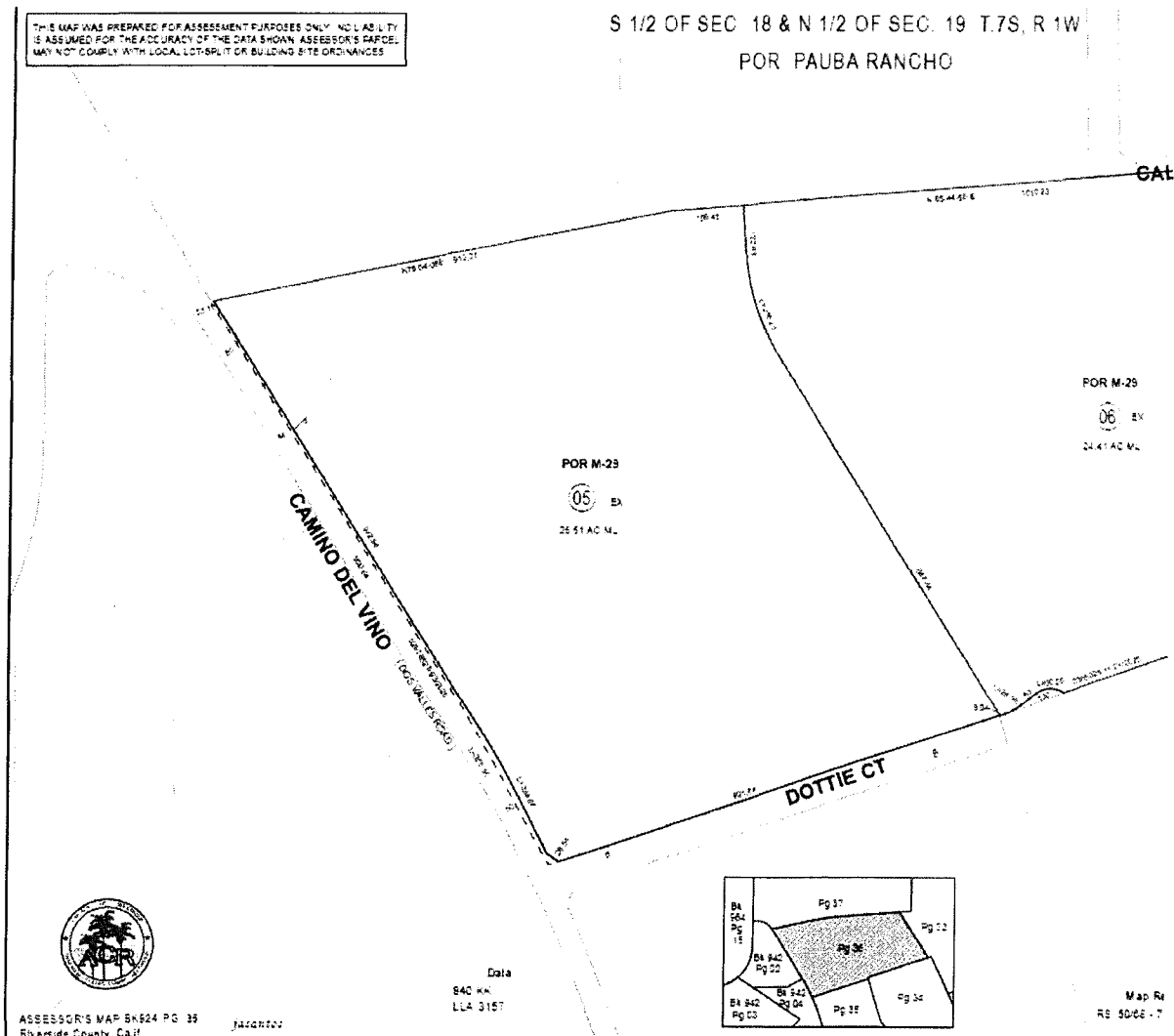
11. Assignment: Buyer may assign its rights under the Purchase and Sale Agreement only to an entity under common control of the Buyer.

Exhibit A:

APN: 924-360-005

28.15 Acres Gross

(For reference; the legal description below refers to the Net acreage)



This LOI is an expression of interest and does not create a binding obligation to purchase or sell the Property. Neither party shall be legally obligated to complete the transaction unless and until a definitive purchase and sale agreement is negotiated and signed by Buyer and Seller.

Acknowledged by

Seller: Temecula Public Cemetery

Buyer: Deegan Family Trust and/or Assignee

Date: _____

Date: _____

Election of Officers

2027-2028

Chair

Nomination by-

Vice Chair/ Treasurer

Nomination by-

Secretary

Nomination by-

A1 Monthly Revenues
July 2026-June 2027

<u>FYE 06/30/27</u>	<u>July</u>	<u>August</u>	<u>September</u>
Single	18,000.00	-	9,000.00
Single End	4,800.00	-	2,190.00
Single/Dual	0	0	0
S/D End	-	-	-
Dual	23,500.00	23,500.00	8,000.00
Dual End	3,600.00	3,600.00	1,200.00
Collum	11,320.00	-	4,540.00
Colum End	6,000.00	-	2,400.00
cenotaph	-	-	-
Ground Crem	1,900.00	4,680.00	2,340.00
G Crem End	1,200.00	2,400.00	1,200.00
O/C -B	9000.00	4500.00	5610.00
O/C/-C	900.00	1700.00	300.00
Vault	339.00	339.00	678.00
Crem Vase	174.50	-	87.25
Grave Vase	152.50	183.00	30.15
Set Fee	1850.00	1850.00	1110.00
Niche	-	-	-
Non-Res	-	-	1,825.00
Disinter	-	-	-
Graveside	3280.00	2170.00	2170.00
Engraving	960.00	320.00	920.00
2nd End	-	-	-
Bench	-	0.00	0.00
Bench Endow	-	-	-
Taxes	58.27	45.68	69.97
Labor	2,155.73	1,932.32	1,699.63
Total	89,190.00	47,220.00	45,370.00
YTD Total	89,190.00	136,410.00	181,780.00

A2Cemetery Property
Fiscal Year 2026-2027

6/30/2027	jul	aug	sept
Dual Lower -GM	218	216	215
Dual Upper -GP	300	299	299
Dual/ Single	38	38	39
Dual Manager	21	21	21
Single	56	56	54

Hexagon Wall			
Tier 1			
Tier 2			
Tier 3			
Tier 4			
Tier 5			
Tier F-1	4	4	4
Tier F-2	12	12	11
Tier F-3	18	18	17
Tier F-4	24	24	24
Tier F-5	7	7	7
Grd Crem	13	15	15
Dual Grd Crem	44	43	43
Cenotaph	46	46	46
Ossuary	323	323	323

September 2026

September 2026							October 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1	2	3	4	5
6	7	8	9	10	11	12
13	14 Carol Aube (C)	15	16 James Bonner (B)	17 John Stickman (B)	18	19
20	21	22	23	24	25 Preston El Guindy (B)	26
27	28	29	30	Oct 1	2	3

Board Trustee Pay Survey

District	Meeting Pay	Monthly Allowance	Ceremonial Programs	Conference Attendance	Payment Frequency	Annual Filing
Santa Maria Cemetery District	\$100.00	No limit	Events not paid	No pay, only reimb.	Monthly	W2
South Kern Cemetery District	\$100.00	4 per month	Events not paid	No pay, only reimb.	Monthly	W2
Coachella Valley Public Cemetery District	\$130.00	4 per month	Yes, events paid	Yes, each day	Paid after expense report submittal	1099
Pomeroado Cemetery District	\$100.00	4 per month	Events not paid	No pay, only reimb.	Monthly	1099
Artesia Cemetery District	\$127.63	5 per month	Yes, events paid	Yes, each day	Monthly	W2
Central Valley Cemetery District	\$100.00	No limit	Events not paid	Only 1 per conf	June & December	W2
San Jacinto Valley Cemetery District	\$100.00	One per month	Events not paid	No pay, only reimb.	Monthly	1099
Palo Verde Cemetery District	\$0.00	No limit	Events not paid	n/a	n/a	n/a
Orange County Cemetery District	\$100.00	8 per month	Yes, events paid	Only 1 per conf	Monthly	1099
North County Cemetery District	\$100.00	One per month	Events not paid	No pay, only reimb.	Monthly	W2
Palm Springs Cemetery District	\$278.61	6 per month	Events not paid	No pay, only reimb.	Monthly	W2
Temecula Public Cemetery District	\$150.00	4 per month	Events not paid	No pay, only reimb.	Monthly	W2
Average	\$115.52					
Average removing PVCD	\$126.02					