

INDEPENDENCE RANCH COMMUNITY SERVICE DISTRICT
Regular Meeting
September 12, 2007
Annette Schoolhouse

1. 7:00 PM OPEN SESSION / PLEDGE OF ALLEGIANCE, Led by Mark Kenyon /

ROLL CALL, Present: Pam Broch, Cyndi Harper, Mark Kenyon, Gene Miller, Denise Conte, Loch Dreizler (GM) Absent: No members were absent; General Public: Catherine Dauphine, Kathy Hunter, George Tracy, Carol Noe, Don Kirkby, Sue O'Connor, Don Duke.

2. PUBLIC COMMENT: No general comments.

A. Comments regarding loan proposal. Loch Dreizler gave the general public present an overview of the loan process/timeline for major road improvement. The original intent of the CSD was to maintain the roads in a "passable condition." In the meantime, as more residents have moved in, maintenance of the road has become more extensive and more costly. The entire district (9 miles of road) currently has a budget of approximately \$62,000 for the entire year. The intent is to "hard-surface" those roads that carry heavy amounts of traffic. The expected scope of work would be determined by an engineering survey, and the amount of money available. Repayment terms will likely be tied to the expected life of the improvements (e.g. 15 year life/15 year repayment). Another alternative presented would be to consider another increase in the annual assessment. An inquiry was made as to whether heavy-users (e.g., businesses) could be assessed more in keeping with their heavier use (heavy trucks, etc.). Mr. Duke commented that lightly-traveled roads have not seen maintenance in years, but are being maintained by homeowners. The surveyor, in conjunction with a resident, can determine which roads are not being used, and wouldn't need to be upgraded to "hard-surface." Such a consultant would cost approximately \$4,000. The Board is currently waiting for rain to do maintenance work on the roads, as that saves quite a bit of money. At that point, fixes would be done, as the budget permits. Mrs. O'Connor noted that the culverts that were recently installed were a huge improvement. How about "pothole" filling weekend? Calling for volunteers a possibility?

B. Board Vacancy: Gene Miller informed the general public that the Board needs another 2 members. An invitation was issued to those present to join the Board. George Tracy offered his time to serve as a Board member. Pam Broch nominated Mr. Tracy as a Board Member; Gene Miller seconded, and Mr. Tracy was voted in as a Board Member 4-0. Mr. Tracy became the 5th Independence Ranch Community Services District Director effective 9/12/07 at 7:50 pm.

3. APPROVAL OF MINUTES: The minutes from the June 2007 meeting were presented for approval. Gene Miller moved to approve these minutes; Pam Broch seconded, and the motion was approved 5-0.

4. CONSENT ITEMS:

A. Payables: Approval of July/August 2007 Warrant Register; Loch Dreizler \$300.00 for General Manager expense; Kim Kritz \$25.00 for Treasurer expense; \$50.00 to PG&E. Gene Miller moved to accept consent items, Pam Broch seconded. The motion was approved 5-0.

B. Treasurer's report. Received the Treasurer's Report for August 31, 2007. \$24,331.60 currently as of June 13, 2007. Gene Miller moved to accept the Treasurer's report as presented; Cyndi Harper seconded. The Treasurer's report was approved 5-0.

5. DISCUSSION ITEMS:

A. Road Repairs: The Board discussed and reviewed the Draft Road Maintenance and Repair Calendar. Loch Dreizler introduced the calendar to the general public. Mark Kenyon noted that more footnoting might be helpful, and that Summer should be used as an assessment time. The Board discussed whether residents are maintaining culverts that fall on their property. If a problem or potential problem is noted, such as brush piled up in culverts, the Board should be notified as soon as possible so they can be dealt with before winter months. Due to inadequate culvert maintenance, a portion of the road was almost lost. It is the property owners' responsibility to take care of the maintenance on their own property. A "Fall cleanup, check your culverts" notice was proposed for the front board? A website is being developed for the IRCSD to include these reminders, as well as Board minutes, etc. Other related issues: The public needs to be educated to avoid using box graders. Box graders destroy the crown on the road, and spreads road base inappropriately. A lot of dumping into the ditch has been happening. Residents are encouraged to pick up miscellaneous dumped stuff if they are on their way to the dump. Also, noted was the fact that great care must be taken when working the ditches, so phone cables are not destroyed.

Dirtbikes are causing a lot of noise /trespassing problems in the area. They are also tearing up the road surface. It was noted that according to an opinion issued by an attorney, residents can be held responsible if someone is injured while on their property. A letter can be sent to code enforcement if the riders can be identified.

B. Budget 07/08: The General Manager presented and the Board discussed the finalized fiscal year 2007/2008 budget, with changes proposed at the June 2007 meeting. Gene Miller moved to accept the budget with those changes. Cyndi Harper seconded the motion; the motion was approved 5-0.

C. Audit 05/06; the Board reviewed the draft of the 2005-2006 audit. Loch Dreizler will e-mail a copy of the draft to Board members for their review. George Tracy moved to review and vote on next meeting. Pam Broch seconded, and it was agreed 5-0 to review and approve the audit at the October 10, 2007 meeting.

6. DIRECTOR/MANAGER COMMENTS – Loch Deizler confirmed term expirations of existing Board members.

7. ADJOURNMENT: Gene Miller moved to adjourn, Pam Broch seconded; the motion was approved 5-0. Adjourned 8:04 pm. Next Regular Board Meeting is scheduled for Wednesday, October 10, 2007, at 7:00 p.m.