

Independence Ranch CSD Scheduled Meeting*** August 12 2009

DRAFT

7Pm SESSION OPENS: with Pledge of Allegiance led by Loch.

Present: Mark Kenyon, Loch Dreizler (GM) George Tracy, Pam Broch, Carol Noe

Absent: Jill Kenyon

General Public: Don Duke

PUBLIC COMMENT: None

APPROVAL OF MINUTES: July 2009 Minutes approved 4-0

CONSENT ITEMS:

Payables: Treasurer unavailable due to meeting schedule change.

Treasurer's Report: Unofficial Treasurer's Report as of July 31, 2009 \$20,824.50. This number will be verified by Treasurer Report September 9, 2009.

DISCUSSION ITEMS:

Board:

1. Don Duke filled The Board Vacancy. New candidates were invited to this meeting. Don Duke was nominated and voted in. Carol Noe will continue filling the secretarial position.

Finance:

1. Immediate and future projects were discussed. We have a priority list, just like your home properties! This property is huge and the financial resources small. We are always noticing new projects/hazards that need to be added to the list while trying to repair the current projects/hazards on the list.

2. We have some fixed costs each year. We are talking about making a savings contribution a fixed cost. We have to set aside a percentage each year for savings. This fund could be used for unforeseen emergencies. These are unforeseen so they are different than our road maintenance. It would be nice to have no unforeseen emergencies so the fund grows, and at some point be used for something to better our CSD, not related to potholes, that we all can vote on.

Road projects:

1. George Tracy had his proposals completed, ready to send out to solicit bids for repairs and renovations on the culvert/drainage installations. Every culvert in the ranch was numbered and categorized by Mr. Tracy. We are looking at the 5 worst drainage problems. Those that pose the greatest threat for homeowners getting passage to their homes and work.

2. We are also looking forward to getting petitions from the outlying properties that use our roads and are not part of our CSD. We welcome them to join the IRCSD if they so choose.

3. Culverts are in the process of being marked for safety, so we do not run them over while repairing the roads.

DIRECTOR/MANAGER COMMENTS: Pam Broch brought up a concern about the degrading chip seal and the need to get bids for repair. Also the need for residents to keep their drainage clear of dirt and weeds. We realize there is so much work to do on our properties if we are to keep them up. We use the roads and our hard earned money pays for repairs. Repairs start at our drainage and culverts. Let's keep them cleared out so we do not wash away the base that we put down. Unfortunately we do not have enough funds to pay to have a contractor keep the entire road drainage system cleared. That's why we all do it ourselves, well those of us that do it. If anyone is interested in learning more about how far your tax dollars have to stretch, please come to the meetings, we will try to have cookies.

ADJOURNMENT: Meeting was adjourned at 8:15pm. We CONGRATULATE Don Duke as our new Board Member and thank him for having interest in the IRCSD. The next board meeting is scheduled for September 9th 7pm. Please join us.

August 27, 2009 1:34:00 PM

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