Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center
Minutes of October 14, 2026

Board Members:

Greg Hamson, President	George Tracy, Vice President
Bill Mulcahy, Director	Matt Costello, Director
Cinde Stark, Director	

The meeting was called to order at 6:00 pm by President Hamson, followed by the Pledge of Allegiance.

The General Manager conducted the roll call. President Hamson, Vice President Tracy, Director Costello, Director Mulchay and Director Stark were present. A quorum was established.

Guest (s): None

Public Comment on Matters Not on the Agenda: None

Minutes:
Vice President Tracy moved to approve the minutes as presented, and Director Stark seconded the motion. The motion carried unanimously.

Financial Report: President Hamson asked whether there were any questions about the financial report. Vice President Tracy moved to approve the financial report, and Director Stark seconded the motion. The motion carried unanimously.

Approval to Pay Bills:
George Tracy - $134.46 for Street sign hardware and posts
Mike Hanks - $125.00 quarterly payment for IT/web page
Debbie Thompson - $1000 General Manager

Director Stark moved to approve payments, and President Hamson seconded the motion. The motion carried unanimously.

Correspondence:
The General Manager read correspondence from the SLO County Election Office regarding a resolution required to appoint a director, everything was done correctly to appoint Director Stark for another term. Received email from Hog Canyon residents regarding tax assessment.

MANAGER'S REPORT – None to report

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UNFINISHED BUSINESS

Road Maintenance – President Hamson reported that three Avenida Trinidad residents chip-sealed their 1,000-foot section of road, bringing it up to CSD standards, and have asked that it be added to the CSD road maintenance schedule. During discussion, the Board expressed no objection to including the section; however, Director Costello raised easement concerns, prompting the Board to investigate further. President Hamson will speak with Mr. Peterson, and Vice President Tracy will prepare talking points summarizing the concerns and potential future issues.

Signs - Vice President Tracy reported that all signs have been replaced and raised a question about the placement of the additional "curve blind corner" sign. GM Thompson explained that a resident had asked the Board for a larger sign. President Hamson will follow up with the resident.

Cal OES/FEMA – Vice President Tracy gave a verbal update on the extension request. Before acting on the additional extension, Cal OES has asked for a Construction Schedule and Project Timeline. In 2022–2023, Cal OES approved $116,000 to cover the identified storm-damage repairs.

NEW BUSINESS

A. GM Thompson proposed that the Board correct and replace the policy on election and reelection to the Board of Directors. The current policy states: "Candidate (s) for election/reelection must file with the county election office before the deadline which is usually at least 10 days before the November general election."
Based on guidance from the County Election Office, she recommended the following correction: "Candidate (s) for election/reelection must file a Declaration of Candidacy form during the nomination period, July 13th through August 7th with the County of San Luis Obispo Election Office."

Vice President Tracy moved to approve the correction with one revision: remove the specific dates so the nomination period reads "July through August." President Hamson seconded the motion. The motion carried unanimously.

B. President Hamson asked GM Thompson to read an email from a Hog Canyon Road property owner requesting removal from the CSD tax assessment. The owner noted that they have no access to the road and have allowed the CSD to place the mailboxes on their land, which required moving their fence line to make more room.

President Hamson moved to remove the Hog Canyon resident from the tax assessment, and Director Stark seconded the motion. The motion carried unanimously.

President Hamson directed GM Thompson to consult the County Tax Collector on the best way to resolve the matter.

DIRECTOR COMMETS: This is the opportunity for the board members to make brief comments or suggestions.

Trash Cans/Dumpsters: Director Mulchay again asked the Board to address the dumpsters, noting that one of them could cause a serious accident. It was suggested that GM Thompson draft a letter to the property owners about the dumpsters. President Hamson noted that the CSD has no means of enforcing the policy, and Vice President Tracy pointed out that because the road is a County road, the County can enforce it.

ADJOURNMENT

President Hamson made a motion to adjourn the meeting at 6:50 pm, a second by Vice President Tracy. All were in favor. Motion Carried.

The next regular meeting is Wednesday, November 11, 2026, at 6:00 pm. San Miguel Senior Center.

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager