

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of January 14, 2026

Board Members:

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

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

Will the General Manager please call roll: President Tracy, V. President Hamson, Director Stark, and Director Costello were present, Director Mulcahy was absent. A quorum was confirmed.

Guest (s): Mark Coats, Mark Kenyon, Toni & Ken Ries, Tom Davis, Charles Miller and Patti Claude

Public Comment on matter (s) not on the agenda:

Charles Miller gave a 3-minute public comment. President Tracy thanked Mr. Miller for his public comment and noted that there are 3 other parcels on Bald Eagle. President Tracy stated that this is not an agenda item and gave no further discussion. Patti Claude gave a 3-minute public comment. President Tracy acknowledged Ms. Claude and stated that no favoritism has been given to President Tracy, and gave no further discussion. Vice President Hamson and residences in attendance made additional comments. GM Thompson asked Mr. Miller and Ms. Claude if they could email their public comments for the record, and thanked them for their input.

Minutes:

Are there any corrections or additions to the minutes of December 10, 2025? Being none, Vice President Hamson made a motion to approve, a second by Director Stark. All were in favor. Motion carries.

Financial Report: Are there any questions concerning the financial report? Being none. President Tracy made a motion to approve the financial report, a second by Vice President Hamson. All were in favor. Motion carried.

Correspondence:

Was read by the General Manager

County of San Luis Obispo audit report on funds received for Road/Street service charge as of January 8, 2026 in the amount of \$44,589.00.

RWG Law Received billing statements for November and December

CAL OES Extension Request Letter

Office of the District Attorney – Letter of Public Integrity Investigation.

FPPC - Complaint of the Conflict of Interest

Emailed received from Board of Professional Engineers, Land Surveyors and Geologist

Local Roads First Initiative – President Tracy stated that there is not a member of a CSD sitting on the board and it may be a waste of time. Make Kenyon ask maybe call and get more information – is there a cost? GM Thompson said she will send an email and also call to see what other information she could find out.

MANAGER’S REPORT

Web Page: Sample of new website shown to Board and residents in attendance. It should be up and running by the February meeting. We can make changes and update as needed. Especially when we are using it and working out the flaws.

Update and discussion on hiring a CPA for 2024-2025 Fiscal Year Audit:

I found and received a bid from Moss Levy Hatzheim, their fees are \$ \$30,000, \$15,000 per year, but they would give us a discount and our fee would be \$28,000. I also contacted Fechter & Company, CPA out of Sacramento they are able to do our audits for \$8,000.

BYLAWS – revision and adoption will be done at the February meeting. I will get rough drafts out to the board before the meeting for review,

UNFINISHED BUSINESS

Election of President and Vice President: Vice President Hamson noted that we should table election until the February meeting due to Director Mulchay being absent. President Tracy noted that we should not table and move forward with the election.

Director Stark nominated Greg Hamson for President, George Tracy seconded the nomination. Are there any other nominations? Being none. All were in favor. Motion carries. Greg Hamson is our 2026 President.

Greg Hamson nominated George Tracy for Vice President, Director Stark seconded the nomination. Are there any other nominations? Being none. All were in favor. Motion carries. George Tracy is our 2026 Vice President.

Missing Signage update and discussion – The CSD to provide others. Vice President Hamson to research and find different culvert markers or signage and will bring information back to the board at the January meeting. Greg is still waiting to receive the information. He will bring it back at the February meeting.

Email received from Mr. Miller – Consideration and Direction to draft a resolution to review the censure of President Tracy & to suspend any further road-related benefits to him or his road

Bald Eagle pending the completion of all conflict-of-interest investigations. President Hamson noted that we received all the letters stating that there was no conflict of interest. GM Thompson asked for a motion. No motion on the matter was given. No action taken.

NEW BUSINESS

Discussion on drainage repair and removal of bushes. Culverts buried – no drainage – dig out. Mark Coats noted that at Cerros Pioneros Way the culvert is bad. It needs to be dug out on the uphill side to fix. Board and residents discussed. GM Thompson that a possible outing be done to investigate and come up with a solution. President Hamson & Director Costello will check it out.

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

ADJOURNMENT

A motion was made by Vice President Tracy to adjourn the meeting at 7:15 pm, a second by Director Costello. All were in favor. Motion Carried.

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

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager