

Independence Ranch Community Service District
6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, December 10, 2025 San Miguel Senior Center, San Miguel, California

Board Members:

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

1. CALL TO ORDER / FLAG SALUTE

2. ROLL CALL

3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

This Public comment period provides an opportunity for members of the Public to address the Board on matters of interest within the jurisdiction of the district that are not listed on the agenda. If a member of the public wishes to speak at this time. Public comment is limited to three (3) minutes. When recognized by the Presiding Officer, please proceed, and state your name and address.

4. APPROVAL OF THE MINUTES

Regular meeting of November 12, 2025

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

- A. USDA (U.S. Department of Agriculture – Al Correale wants to set up a site visit at our mutual convenience.
- B. RWG Law letter to the FPPC regarding the complaint
- C. FPPC Letter to Mr. Miller on the Complaint of the Conflict of Interest
- D. Government Compensation in California Report
- E. Ramsey Asphalt – letter of work done
- F. County Of San Luis Obispo – Balance sheet – funds received to date

7. MANAGER'S REPORT

The general manager will report on any items pertinent to the operation of the CSD and will update the board on any new or ongoing business.

- A. Update on hiring a CPA for 2024-2025 Fiscal Year Audit

8. UNFINISHED BUSINESS

- A. Update on Bulletin Board - verbal
- B. Missing Signage – update, discussion, and vote to replace

9. NEW BUSINESS

- A. LAFCO – Municipal Service Review & Sphere of Influence Study
- B. Election of President & Vice President. Per the bylaws the election will take place annually at the first regular meeting in December.

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

11. ADJOURNMENT

The next regular Board of Directors meeting is Wednesday, January 14, 2026

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of November 12, 2025

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. All members of the board are present. A quorum was confirmed.

Guest (s): Richard Solis, Barbara Harmon, Diana & Tom, Ken & Tonie Reis, Robert & Aja Holman

Public Comment on matter not on the agenda there were none.

Minutes: Are there any corrections or additions to the minutes of October 8, 2025? Being none, President Tracy made a motion to approve, a second by Vice President Hamson. All were in favor. Motion carries.

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

Correspondence:

Cal OES IRCSD Extension

President Tracy gave update on Cal OES (Office of Emergency Services) IRCSD time extension requests for PW2178 for DR-4683 storm damage during the period of December 2022 – January 2023. There are 4 projects, which have been previously proposed. The replacement of the culvert at Hawk Ridge and Falcon Way with a Arizona Crossing; restore Hawk Ridge Pl at Golden Eagle, back to its pre-disaster design, replace surface utilizing chip & seal, replace base utilizing gravel, replace subbase utilizing fill clay within existing footprint; restore Bald Eagle at Gray Hawk Way, back to its pre-disaster design, replace surface utilizing chip & seal, replace base utilizing gravel, replace subbase utilizing fill clay within existing footprint; Restore Independence Ranch at Hog

Canyon, back to its pre-disaster design, replace surface utilizing gravel. Fema used Cal Trans estimates

V. President Hamson said our road are our first priority and they need to be maintained, but we have to put the money out first and then FEMA will reimburse. The projects cannot be changed because of the project application that was done at the time.

Director Costello does the Arizona Crossing include paving? Answer: it is not mentioned in the project review list.

Toni Reis – when will the work be done? President Tracy explain the OES/Fema timeline.

Director Stark noted that just to do Hawk Ridge at Falcon it is \$13,097.50; Hawk Ridge at Golden Eagle is \$9,455.06.

After lengthy discussion between the Board and residents in attendance the Board decided to ask for an extension until December of 2026

California Special Districts Association Annual Membership dues – Director Costello made a motion to approve to pay the annual dues for 2026, a second by V. President Hamson. All were in favor. Motion carried.

Emails from Mr. Miller and Concerned Citizens: V. President Hamson voiced his concerns regarding the latest email received (the Addendum to Formal Complaint – subject: Expand Conflict of Interest Findings - Bald Eagle Road Project (October 2025)). Director Mulcahy voiced his opinions on the email's while stating over 40 complaints were received on the last board and nothing was done, he further stated that that we did not press the issue with last board. Director Mulcahy noted that our attorney should and will advise us on what do to. Director Costello noted that we need to do something,

Residents in attendance stated that Charles is making the IRCSD spend unnecessary money when it could be used on our roads. There was further discussion on the roads from all residents in attendance. Richard asked if Ramsey Asphalt could provide a statement of fact regarding the work that was done. V. President Hamson will contact Ramsey.

MANAGER'S REPORT

Wix web hosting 2-year fee and Domain name yearly fee is due. President Tracy to get IRCSD Credit Card/Debit from the bank so we can pay the fees.

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

Crosby & Company they can not due the audit. The California Board of Accountancy failed Crosby & Company for not complying with requirements of continuing education; I called Glenn Burdette, CPA twice and received no call back; Linda Hamilton, CPA is not taking any new clients; CLA

Clifton Larson Allen, LLP – no answer. I will continue to seek out an auditor. If anyone knows a CPA please advise.

UNFINISHED BUSINESS

Discussion and update on Ramsey Asphalt vote to pay invoice. V. President Hamson made a motion to pay Ramsey Asphalt \$19,990.00, a second by President Tracy. All were in favor. Motion carried.

Discussion and update on Bulletin Board repair: President Tracy brought three bulletin board ideas to the board and residents present. Discussion was heard. President Tracy said the best bulletin board for the area would be the one from Amazon for \$52.54. A motion was made by Director Mulcahy to have President Tracy purchase the 20 x 14 lockable display bulletin board from Amazon, a second by V. President Hamson. All were in favor. Motion carried. President Tracy will order and when received will install and paint surrounding area.

NEW BUSINESS

General Manager wage increase discussion – Vice President Hamson started the discussion of a wage increase for the general manager the current wage is \$500. Richard asked how long has it been since the last increase. V. President Hamson said at least at least a year or so. President Tracy gave history of the wages for the General Manager. V. President Hamson said we need to get back on track and asked GM Thompson to leave the room so that discussion can be heard by the board and residents presents. GM Thompson asked that Director Stark take notes.

V. President Hamson wants to increase the General Manager to \$1000 per month Director Mulcahy agreed. Board members and residence is attendance spoke on the matter.

A motion was made by V. President Hamson to increase the General Manager to \$1000 per month, a second by Director Stark. All were in favor. Motion carried.

GM, Thompson was asked to come back into the meeting. V. President Hamson told her the news. GM Thompson said thank you. President Tracy said that the increase will begin in January, a resident in attendance asked why wait, why can't it start in December. Discussion was heard Director Stark agreed along with Director Mulcahy, Director Costello and V. President Hamson. A motion was made by Director Mulcahy to start the new wage for the General Manager in December 2025, second by V. President Hamson. All were in favor. Motion carried.

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

President Tracy noted the trial balance sheet received from County of San Luis Obispo for the IRCSD tax assessment was \$17,544.43

President Tracy talked about the ongoing activities at the San Miguel Senior Center and the monthly meals they do,

Director Costello talked about the Winter Coast Drive and noted flyers were available at the door.

President Tracy mentioned the upcoming meeting with LAFCO. LAFCO is responsible for conducting Municipal Service Reviews on for special districts within the county on a regular basis. They would like to schedule a kickoff meeting. President Tracy said he would contact them to schedule the kick-off meeting. GM Thompson noted that she would also like to attend.

ADJOURNMENT

A motion was made by V. President Hamson to adjourn the meeting at 7:24 pm, a second by Director Stark. All were in favor. Motion Carried.

The next regular meeting is Wednesday, December 10, 2025

Subject: RE: [External Email]proof of insurance IRCSD
From: "Correale, Al - RD, CA" <al.correale@usda.gov>
Date: 11/20/2025, 10:27 AM
To: gwtjun50 <gwtracy@aol.com>
CC: "debbiethompson65@gmail.com" <debbiethompson65@gmail.com>

Hello Debbie. Thx for the Insurance cert. Our State office sends out a notice about 30 days in advance 2X per year.

I noticed that the last audit I have from you is 2021. Please send 2023 ASAP.

I need to do a site visit eventually at our mutual convenience. I'll LYK. Thx.

Al Correale

Community Programs Specialist
Santa Maria, CA Office



U.S. DEPARTMENT OF AGRICULTURE

Rural Development

920 E Stowell Rd Santa Maria, CA 93454

805-863-9938

From: gwtjun50 <gwtracy@aol.com>
Sent: Friday, August 29, 2025 4:04 PM
To: Correale, Al - RD, CA <al.correale@usda.gov>
Cc: debbiethompson65@gmail.com
Subject: [External Email]proof of insurance IRCSD

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;

Use caution before clicking links or opening attachments.

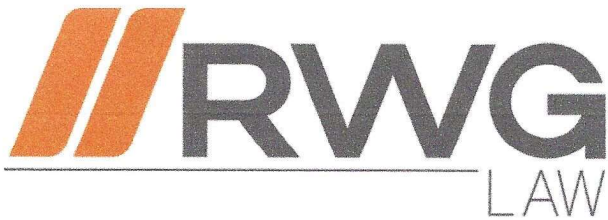
Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Al,

Here is our latest proof of insurance. We have a new General Manager who should be added to our list. Debbie Thompson started in August. She is welcome to our district. Can you update her on our future due dates and interest payments? Thanks.

George Tracy

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Craig A. Steele

T 805.439.3515
F 800.552.0078
E csteele@rwglaw.com

847 Monterey Street, Suite 211
San Luis Obispo, California 93401
rwglaw.com

November 25, 2025

Via email: kbonebrake@fppc.ca.gov

Kendall L.D. Bonebrake, Esq.
Chief, Enforcement Division
Fair Political Practices Commission
1102 Q Street, Suite 3050
Sacramento, California 95811

RE: FPPC Complaint No. COM-11122025-03747; George Tracy, Greg Hamson

Dear Ms. Bonebrake:

This firm has recently been retained to advise the Independence Ranch Community Services District ("District") regarding the above-referenced matter, and related issues. The District is a very small community services district in San Luis Obispo County, with only one part-time staff person. We are in the process of reviewing the complaint(s) filed by Charles Miller, along with the facts and history of the District's assessment, and some relatively recent asphalt repair work that the District completed.

Because the District has a limited staff, the main purpose of this letter is to provide you and your staff with a contact for the District, in case we can be of assistance. The District will cooperate with your investigation, as well as with any other official inquiry that may be initiated, but would prefer that any communication to the District come through me. Please note that we represent the District itself, and we do not represent any individual.

With regard to Mr. Miller's most recent submittal to your office, dated November 12, 2025, please consider three clarifications or corrections on behalf of the District:

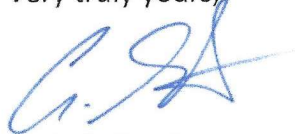
1) The District's responses to Public Records Act requests from Mr. Miller do not constitute "evidence" as he has claimed. Further, the fact that the District did not provide records he believes should exist is not "evidence" of wrongdoing. He made specific requests to the District and the District provided responsive records. To my knowledge, Mr. Miller did not request a "prioritization plan," as referenced in his complaint.

2) Mr. Miller's complaint alleges, under Item II, a "Disproportionate Use of Public Funds," but provides no citation to any law that requires any "proportionate" expenditure of public funds. More important, regarding the District's work he claims occurred between October 20 and 24, 2025, he does not allege a violation of any law over which the FPPC has enforcement authority. At best, this particular allegation is a political dispute and has no bearing on the "conflict of interest" allegation he has raised.

3) It is unclear why FPPC's November 14, 2025 letter was also directed to Greg Hamson. The single violation alleged is a single conflict of interest violation under Government Code Section 87100, *et seq.* by George Tracy. There is no allegation in Mr. Miller's submittal that Mr. Hamson had any conflict of interest in a governmental decision (if there was one) to repair the roadway on Bald Eagle Road. There also is no allegation that Mr. Hamson has any property or other financial interest that would have been materially affected by this work. This distinction is important to the District, because the person who Mr. Miller alleged had a conflict of interest in this matter did not participate in the direction of the contractor. As noted above, without full-time staff, Board members in small community services districts must occasionally perform functions more typically performed by staff in larger entities. The complaint does not allege, or provide any evidence, that Mr. Hamson had a conflict of interest.

I appreciate the opportunity to provide this information on behalf of the District. Please contact me if you need any additional information from the District.

Very truly yours,



Craig A. Steele

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STATE OF CALIFORNIA
FAIR POLITICAL PRACTICES COMMISSION
1102 Q Street • Suite 3050 • Sacramento, CA 95811

November 26, 2025

Charles Miller
Via email

Re: FPPC Complaint No. COM-11122025-03747; George Tracy, Greg Hamson

Dear Charles Miller:

This letter is in response to the sworn complaint you submitted to the Enforcement Division of the Fair Political Practices Commission regarding the above-named individuals. The Commission only has authority to enforce the provisions of the Political Reform Act (the "Act") found in Government Code Sections 81000, et seq. Under the Act, a public official has a disqualifying conflict of interest in a governmental decision if it is foreseeable that the decision will have a material financial effect on their personal finances or other financial interests distinguishable from the effect on the public generally. The financial effect of decisions involving the replacement or maintenance of existing streets are not considered material under California Code of Regulations, Title 2, Section 18702.2(d)(1). Additionally, the Act does not regulate the general misuse of public funds. Therefore, the Enforcement Division will not pursue an enforcement action in this matter. If you have any questions, please contact Franceska Gonzalez at (279) 237-5993 or fgonzalez@fppc.ca.gov.

Sincerely,

Kendall L.D. Bonebrake

Kendall L.D. Bonebrake
Chief, Enforcement Division

KLDB: fg

cc: George Tracy, Greg Hamson, Craig A. Steele o/b/o Independence Ranch Community Services District

Subject: FW: Government Compensation in California (Independence Ranch Community Services District)
From: "Gilbreth, John" <JGilbreth@sco.ca.gov>
Date: 12/5/2025, 11:33 AM
To: "Debbiethompson65@gmail.com" <Debbiethompson65@gmail.com>

Good Afternoon,

We have yet to receive Government Compensation in California report for your Entity. The report was due on April 30, 2025. If you have any questions regarding the report, please contact me directly at 916-322-9676.



John Gilbreth | Staff Service Analyst

Office of State Controller Malia M. Cohen

Local Government Programs & Services Division |
Govt. Comp. Unit

3301 C Street, Suite 740

Sacramento, CA 95816 | 916.322.9676

www.sco.ca.gov



From: Gilbreth, John
Sent: Tuesday, December 2, 2025 8:39 AM
To: 'ircsdgeneralmanager@gmail.com' <ircsdgeneralmanager@gmail.com>
Cc: 'greghamson57@gmail.com' <greghamson57@gmail.com>; 'wmulcahy54@gmail.com' <wmulcahy54@gmail.com>; 'mjcaslow@hotmail.com' <mjcaslow@hotmail.com>; 'cindechris@aol.com' <cindechris@aol.com>; 'gwtracy@aol.com' <gwtracy@aol.com>
Subject: Government Compensation in California (Independence Ranch Community Services District)

Good Afternoon,

We have yet to receive Government Compensation in California report for your Entity. The report was due on April 30, 2025. If you have any questions regarding the report, please contact me directly at 916-322-9676.



11/14/2025

To Whom it May Concern,

SANTA MARIA

P.O. Box 8115
Santa Maria, CA 93456
ph: 805.928.9583
fax: 805.435.3748

SANTA BARBARA

La Arcada Plaza
1114 State St. Suite 317
Santa Barbara, CA 93101
ph: 805.896.7443
fax: 805.435.3748

hello@ramseyasphalt.com
www.ramseyasphalt.com

We placed 10 tons of asphalt on Golden Eagle & Bald Eagle & Gray Hawk streets, and the remaining 40 tons were placed ranch wide all streets were cleaned. Any questions and concerns feel free to contact us 8059289583. Thank you.

Scott Ramsey

President/CEO

Grading
Paving
Paving Fabrics
& Oil Spreading
Grinding
Crackfilling
Sealcoating
Chip Seal
Striping
Concrete

County of San Luis Obispo
Trial Balance-Native

Criteria or Characteristic	Selection Criteria	Filter in Current View	Description
Fiscal Year	2026		
Beg Bal Period Range	0 to 4		
Actuals Period Range	5 to 5		
End Bal Period	0 to 5		
BusArea/Group	*	*	
Fund/Group	*	3119500000	Independence Rch CSD

Account	Beg Bal	Actuals	End Bal
1000000 Equity in Pooled Cash	17,544.43	10,655.43-	6,889.00
* Cash in Treasury	17,544.43	10,655.43-	6,889.00
** Assets	17,544.43	10,655.43-	6,889.00
2000012 AP Recon-Agency			
* Accounts Payable			
** Liabilities			
3350000 Fund Balance Available		17,544.43	17,544.43
* Fund Balance Available		17,544.43	17,544.43
** Fund Balance		17,544.43	17,544.43
4150000 Interest Revenue	9.43-		9.43-
* Revenue-Use of Money and Property	9.43-		9.43-
4350670 Road/Street Service Charges	17,535.00-	6,889.00-	24,424.00-
* Charges for Current Service	17,535.00-	6,889.00-	24,424.00-
** Revenues	17,544.43-	6,889.00-	24,433.43-
*** Trial Balance			

Subject: IRCSD MSR & SOI Study Kick Off Meeting Follow Up
From: Imelda Marquez <imarquez@slo.lafco.ca.gov>
Date: 11/24/2025, 1:24 PM
To: "debbiethompson65@gmail.com" <debbiethompson65@gmail.com>
CC: Rob Fitzroy <rfitzroy@slo.lafco.ca.gov>

Hi Debbie,

It was a pleasure meeting with you and your two board members on Friday morning. We are following up with some informational requests and a tentative timeline for the district's Municipal Service Review (MSR) and Sphere of Influence (SOI) Study. Below is a list of documents that would be helpful in drafting the report. We will follow up if we have any additional questions as we work on the draft. Please provide copies/ responses if applicable:

- Any Capital Improvement / Capital Replacement Plans?
- Any information regarding District's plan to launch new website and what kind of improvements will be included.
- Any information related to the court case that was mentioned in the meeting where it was found that the roads are "private but open to the public".

Below is the tentative timeline of key milestones. However, we can shift dates to better align with the District's schedule should these dates pose challenges. Please let us know if you have any questions.

Kick Off Meeting	Nov 21, 2025
Agency Responds to Info Needs	Dec 12 (3 weeks)
LAFCO Finalization of Admin Draft	Dec 15 - Jan 30 (6 to 8 weeks)
Agency Review Admin Draft	Feb 2 - 20 (3 weeks)
21-Day Notice of Hearing	Feb 26, 2026
LAFCO Hearing	March 19, 2026

Thanks,



Imelda Marquez-Vawter | Senior Analyst
 San Luis Obispo Local Agency Formation Commission
 1042 Pacific St Suite A, San Luis Obispo, CA 93401
 (805) 781-5794