

Independence Ranch Community Services District

Regular Board Meeting

august 13, 2025 6:00P.M.

San Miguel Senior Center

Agenda

1. Open Meeting/Pledge of Allegiance/Roll Call
2. Public Comment/ Owners may address the Board on items not on the agenda. Discussions are limited to 3 minute unless approved by chair.-
3. Approval of Agenda
4. Approval of Minutes of the july 9, 2025 and august 5, meetings-
6. Approval of the Financials
7. New Manager- Introduce Debbie Thompson who has agreed to become our new General Manager
8. Information requests and meetings with Authorities. President and Vice president met with County officials after they received a complaint from Charles Miller. Verbal report from meetings and FPPC letter. Suggest we input procedure into bylaws. President and general manager to discuss and propose changes.
9. Public hearing to Discuss State Mandate for hearing On openings. District has none. Do not expect any.
10. Pothole repairs and estimates.- Greg Hamson and see quotes. Fema updates included by George Tracy
11. Future required training. Mandated training for ethics and harassment by CSDA need to be completed by all.
12. Comments from the Board
13. Next Meeting September 10, 2025 and Adjournment



RAMSEY ASPHALT
CONSTRUCTION

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
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SAN LUIS OBISPO

979 Osos St. Suite B4
San Luis Obispo, CA 93401
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hello@ramseyasphalt.com
www.ramseyasphalt.com

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

Lic#881030 A/C12/C32
CA 360054

Dear Future Customer,

I am proud to introduce our company Ramsey Asphalt. We are a locally owned and operated business that has over twenty years experience in the construction industry. We have been fortunate enough to see our company grow and flourish throughout the years and we value the lessons that we have learned along the way. As a result, we want to pass on the value of our capability and knowledge to you. We do this by striving for consistency, providing the best service, achieving quality results, while we maintain competitive pricing. We know as a consumer there are multiple options when it comes to deciding on the right paving contractor. We also understand the bidding process can be frustrating and overwhelming with many different options and choices. Our goal at this point is to be as transparent and informative as possible.

Our service includes:

- Customized maps and proposals so you know exactly what is taking place when and where.
- We are readily available at the office to answer the phones, not an automated message or toll-free number. Your call is important to us, if we miss you, we will return your call.
- A trained office staff who can answer 99% of all questions the first time.
- Internal scheduling for a smooth and efficient workflow.
- On-Site Superintendent will always be present to supervise crews and answer any questions you have throughout the process.
- State-of-the-art equipment and crews to get the job done quickly and efficiently.
- Post project follow up.
- 100% Satisfaction backed by a 3-year warranty.
- 95% repeat business since 1999.

As a company we value the relationships that we have with our Customers. We strive to make sure that you are happy throughout the process and work with you to make sure that your investment in your property is our top priority.

"Our vision is a world where people think for themselves and confidently ask questions, question answers, and understand the world around them."

- Exploratorium Museum San Francisco

We look forward to being of service.



Scott Ramsey
Ramsey Asphalt Construction





RAMSEY ASPHALT CONSTRUCTION

Proposal 27982

Customer
Independence Ranch Community
Service

Company Rep.
Scott

Payment Terms
Due Upon Completion

Date
6/27/2025

1860 Rancho Lomas Way
San Miguel, CA 93451
Ph: 896-4699 Attn: Greg

Project
Ranch Wide Maintenance 2025

DESCRIPTION	QTY	UNIT	COST	TOTAL
We will complete job as follows:				
Clean & kick broom all roads Patch with hot asphalt 50 tons Double/Application Chip Seal at 10,000 Sq.Ft FIRST APPLICATION: Clean & prepare surface. Apply one coat of CRS2H oil at a rate of .35 gallons per square yard. Prior to oil drying, 3/8" rock is to be applied & roller compacted. SECOND APPLICATION: Clean & prepare surface. Apply one coat of CRS2H oil at a rate of .35 gallons per square yard. Prior to oil drying, 3/8" rock is to be applied & roller compacted. Customer choice of color of rock & understands with decorative chip seal the rock remains loose on the surface _____ (initials) *customer acknowledges they have received color samples and approve* _____ (initials) Fog seal: SS1-H is to be diluted to a 50/50 blend and applied at a rate of .20 gallons per square yard.	10,000	Sq.Ft	3.50	35,000.00
Preserve, Protect & beautify is what we do best. Ramsey Asphalt Construction provides all customers with a 3 YEAR WARRANTY on all work. This warranty does not include oil spots, cracks or structurally damaged areas. As for paving projects warranty is void if any other company does any kind of work or repairs to new paving other than RACC. This proposal excludes permits, engineering, architectural plans & soil testing. Excludes altering electric gates, setting loops or replacing loops. Per section 4777 of California Civil code RACC is not licensed to apply ground sterilant. Please contact a qualified pesticide applicator if concerned with weeds growing through new surface. RAMSEY ASPHALT IS TO BE NOT HELD RESPONSIBLE FOR WATER PIPES, ELECTRICAL LINE, GAS LINES OR ANY BURIED UTILITY THAT IS NOT INSTALLED PER CODE A MINIMUM 18" IN DEPTH.				
We hereby propose to furnish labor & materials to complete in accordance with the above specifications.				

The Paving & Maintenance Specialist.

TOTAL

We are not responsible for acts of nature, weather, sprinklers, or damage caused by animals, people, or vehicles before, during or after the project. Permits are to be handled by the owner or prime contractor. All invoices are due upon receipt or will be assessed a finance charge of 1.5% per month. This agreement may be amended or modified only by an instrument in writing, stating the amendment or modification, executed by the parties hereto. All Work in excess of the work described herein shall be subject to a written and executed change order and will be billed in addition to the figures noted herein. This agreement shall be governed by and construed in accordance with the laws of the state of California. In the event that it is necessary to institute any action to enforce any right granted herein or to redress any alleged breach hereof, then the exclusive venue for such action shall be the Superior Court for the County of Santa Barbara, Santa Maria Branch.

If any action or proceeding is brought for the enforcement of this Agreement, or for a declaration of rights and duties hereunder, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this agreement, the successful or prevailing Party shall be entitled to recover actual attorneys' fees and other costs incurred in connection with that action or proceeding, in addition to any other relief to which the Party may be entitled. Work delays or damages caused by property owners, tenants, property managers, property employees, or other third parties may cause the total cost stated in this agreement to increase ("Additional Fees") due to any number of factors including, but not limited to, the need for additional trips, additional work, or increased cost of material. Customer agrees to pay these additional fees as they arise upon presentation of invoice.

Contractor's Signature

Date

Customer's Signature

Date of Acceptance

6/27/2025

Print Signer's Name ►

Ramsey Asphalt
P.O. Box 8115
Santa Maria, CA 93456

805.928.9583
FAX: 805.435.3748
Lic# 881030 A/C12/C32

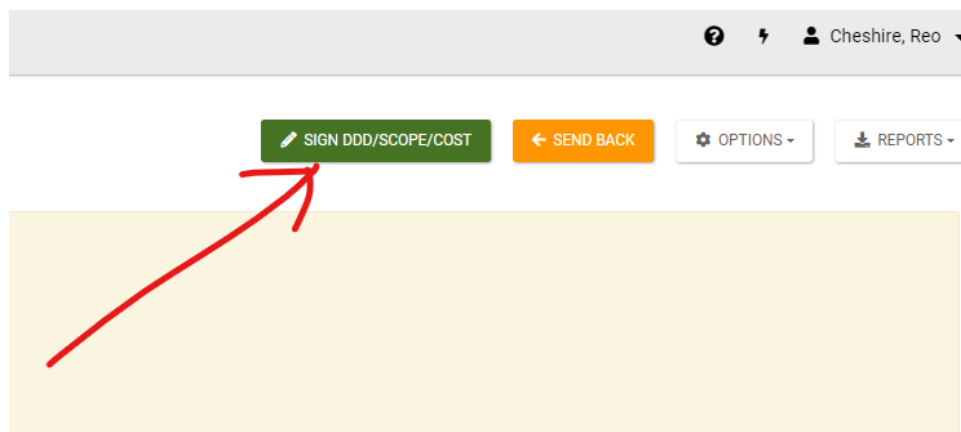
ramseyasphalt.com

This proposal is good for
30 DAYS
Asphalt Mfg's prices subject to monthly price increases

Subject: **RE: 4683DR-CA, Project 711368 Pending Applicant Project Review, Independence Ranch Community Service District**
Date: 8/8/2025 11:09:19 AM Pacific Daylight Time
From: ContractorReo.Cheshire@CalOES.ca.gov
To: gwtracy@aol.com, donald.hubbard@fema.dhs.gov

Hi George,

CAT C Project 711368 for \$119,369.65 has advanced to "Pending Applicant Project Review" and is ready to be signed by the Applicant. Please log into Grants Portal today, review the project DDD, Scope and Cost one last time and if everything looks good click on the green button "Sign DDD/Scope/Cost", which will advance the project to Phase 5 and is close to being obligated.



Please contact me if you need any assistance.

Respectfully,

Reo Cheshire
Disaster Assistance Program Specialist, DR-4683-CA & DR-4699-CA
406 Hazard Mitigation, DR-4683-CA & DR-4699-CA
California Governor's Office of Emergency Services
Cell: 570-406-1889
Email: contractorreo.cheshire@caloes.ca.gov

From: Hubbard, Donald <donald.hubbard@fema.dhs.gov>
Sent: Friday, August 8, 2025 10:11 AM
To: Cheshire, Reo ([Contractor](mailto:ContractorReo.Cheshire@CalOES.ca.gov))<ContractorReo.Cheshire@CalOES.ca.gov>; gwtracy@aol.com
Subject: 4683DR-CA (4683DR) Independence Ranch Community Service District (079-UVCFO-00)

This Message is From an External Sender

This message came from outside your organization.

Please review and approve this project so we can complete this grants process.

Donald J. Hubbard

Subject: **AUGUST RISK CONTROL: Upcoming Risk Management Live Webinars, Safety Talk, and more...**
Date: 8/1/2025 10:52:15 AM Pacific Daylight Time
From: memberplus@sdrma.org
To: gwtracy@aol.com



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SAVE THE DATE(s): We're excited to introduce our upcoming Risk Management Webinar Series!

Hosted live by your SDRMA Risk Control Team, this series goes beyond general risk and safety best practices to address the unique challenges faced by member Districts. During each one-hour webinar we'll explore key loss drivers and offer practical District specific solutions.

- Aug 21, 2025 - Community Services, Public Utility, Rec & Park, & Memorial
- Oct 16, 2025 - Fire Protection
- Dec 11, 2025 - Resource Conservation
- Feb 19, 2026 - Water, Wastewater, & Irrigation
- Apr 16, 2026 - Cemetery Districts
- Jun 18, 2026 - Pest Control, Vector, & Mosquito Abatement
- Jul 16, 2026 - All other District types

Click [here](#) for more information and to register for the webinars.



August Recommended Safety Talk – Electrical Safety – Know the Ground Rules

Did you know the majority of electrical fatalities are from non-electrical occupations? This includes operations such as maintenance employees working on energized equipment, tree trimmers who are exposed to overhead power lines, and using a faulty extension cord, or Ground Fault Circuit Interrupters (GFCI's), to name a few.

This month's Safety Talk provides important awareness level electrical safety training. In addition, several courses on electrical safety, including micro sessions, are available in [Vector Solutions](#).



Risk Control Services

In addition to our monthly *Safety Talks*, our Risk Control page includes important risk advisories, sample programs, information about the Credit Incentive Program (CIP), the Risk Management Subsidy (RMS) Fund, and other informative resources.

The SDRMA Risk Control Division is available to assist members with:

- Cal/OSHA compliance questions
- Risk related questions
- Written safety programs
- Safety inspections
- Ergonomic evaluations
- Training resources, and much more

If you have any questions, please give us a call at 800.537.7790, or email us at riskcontrol@sdrma.org.

SDRMA'S HEALTH BENEFITS RENEWAL WEBINAR

SDRMA recently held our 2026 Health Benefits Renewal webinar on July 16th. View the recording link below if your agency would like to learn more about SDRMA's 2026 Health Benefits Renewal. If you have any questions, please contact Alana Little, Health Benefits Manager at alittle@sdrma.org or call 800.537.7790.

2026 SDRMA Health Benefits Program Renewal and Update on CalPERS Health
Passcode: 8F.LL0z!

REMINDER: SDRMA BOARD OF DIRECTORS ELECTION

The SDRMA Board of Directors Election Ballot is available online in MemberPlus under the BOARD ELECTION dropdown. The Primary Contact for your agency must click on the "Submit Ballot" link to cast your vote. Votes must be submitted before 4:30 p.m. on **Monday, September 22, 2025**. For questions, please contact Candice Richardson at crichardson@sdrma.org or call 800.537.7790.

From: gwtjun50 <gwtracy@aol.com>
Sent: Thursday, February 20, 2025 11:02 AM
To: Wendy Tucker <WTucker@sdrma.org>
Subject: Re: Independence Ranch CSD

This e-mail is from an external source. Please exercise caution before opening attachments or clicking links.

Wendy,

Thanks for the certificate. I have some questions that i hope you can answer.

The limits for property damage are listed as 1 Billion dollars and the same for catastrophic loss. What do these cover as our liability as a road District is not possible for any thing quite as large as the roads would only cover damage to a vehicle because they are not maintained properly?

You list that we have had a claim for pollution. can you explain this? When and for what was there a claim made. In my 14 years on the Board I do not recall a claim ever. Finally what does Non Owned Auto cover? I am curious as we use our own vehicles at times to do District business.
Please respond at your convenience.

respectfully,

George Tracy

In a message dated 2/19/2025 2:08:01 PM Pacific Standard Time, WTucker@sdrma.org writes:

Hello George,

Thank you for the call today. As requested, I have attached the district's Member Certificate of Coverage. Please let me know if you have any questions. Thank you very much.

Wendy Tucker, AU
Underwriting/Program Manager



1112 I Street, Suite 300, Sacramento, CA [95814](http://www.sdrma.org)
Direct: 916.231.4119 or 800.537.7790 | Fax: 916.231.4111
Email: wtucker@sdrma.org | www.sdrma.org

George Tracy President.

u

In a message dated 2/20/2025 7:02:50 PM Pacific Standard Time, WTucker@sdrma.org writes:

Hi George,

Happy to answer the questions:

- The \$1B in property limit is the pool limit. The district has replacement cost coverage for the scheduled property (this is a first party coverage, not for damage to others). As we discussed, the district currently has \$600 of contents coverage listed.
- There is no claim for pollution. The notation on the member certificate "Claims Made Coverage" means that any claims need to be made in the same policy year as the date of loss, as opposed to the other lines of coverage which are "per occurrence" which means a claim is covered as long as you had the coverage at the time of the loss, even if reported after the policy year ended.
- Non-owned auto coverage provides liability coverage for non-owned vehicles used in the course and scope of district business. Coverage is in excess of any other coverage available.

Please let me know if you have any additional questions. Thank you so much!

Wendy Tucker, AU
Underwriting/Program Manager



1112 I Street, Suite 300, Sacramento, CA 95814

Direct: 916.231.4119 or 800.537.7790 | Fax: 916.231.4111

Email: wtucker@sdrma.org | www.sdrma.org

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Special District Risk Management Authority | CSDA Finance Corporation*



Property/Liability Package Program Invoice



Program Year 2025-26

Independence Ranch Community Services District

6289 Hawk Ridge Place
San Miguel, California 93451

Invoice Date: 06/09/2025
Invoice Number: 77966
Member Number: 7003

Property, Boiler/Machinery, Pollution, Cyber Coverage for 1 reported item(s) valued at (including contents): \$609	\$1.97
Mobile/Contractors Equipment Coverage for 0 reported item(s) valued at: \$0	0.00
General Liability*, Errors & Omissions, Employee & Public Officials Dishonesty Certificates: 0 Non-Member Certificate(s)	3,383.33
Auto Liability (includes \$50 charge for non-owned auto coverage) Coverage for 0 reported item(s) valued at: \$0	50.00
Auto Comp / Collision Coverage for 0 reported item(s) valued at: \$0	0.00
Trailers Coverage for 0 reported item(s) valued at: \$0	0.00

Gross Package Contribution	\$3,435.30
Earned CIP Credits (6)	-155.01
Longevity Distribution Credit	0.00
MemberPlus Online RQ Bonus	0.00
Other Discounts	0.00
Subtotal	\$3,280.29
5% Multi-Program Discount	\$0.00

Total Contribution Amount Due by 30 Days

\$3,280.29

*Current Limit of Liability is \$2.5M for G/L, A/L and E&O (excluding outside excess liability limits)

Please pay in full by the due date. If not, a late charge of one percent (1%) per month, twelve percent (12%) per annum, will be assessed on all sums past due. Imposition of this charge does not extend the due date for payment.

Remit Payment to:

Special District Risk Management Authority
P.O. Box 15677, Sacramento, California 95852

For invoice questions contact the SDRMA Finance Department at accounting@sdrma.org or 800.537.7790

Special District Risk Management Authority
1112 I Street Suite 300, Sacramento, California 95814-2865
Tel 916.231.4141 or 800.537.7790 | Fax 916.231.4111

www.sdrma.org

Subject: RE: Independence Ranch CSD
Date: 5/8/2025 8:27:50 AM Pacific Daylight Time
From: WTucker@sdrma.org
To: gwtracy@aol.com

Hi George,

I completely understand your concerns. As I am sure you are aware, during the past several years the cost of insurance has increased significantly nationally due to catastrophic claims and the increase in costs for goods and services. California especially has been affected as insurance carriers have left the state leaving fewer companies to provide the same amount of coverage. We continue to do our best to keep rates as low as possible, but we have seen a rise in costs and it seems that we will not see any decreases in the near future. I have reviewed the policy and the district is currently purchasing the lowest liability limit offered. The district is receiving a 6% discount from the CIP (credit incentive program) for having no claims. You can also earn additional points for attending conferences. I am including a copy of the CIP for review. Also, the district can submit for a reimbursement for up to \$1,000 for risk management related costs such as safety equipment, training courses or materials. I am including that request form as well. I am happy to discuss any additional questions with you. Please let me know how I can be of further assistance.

Thank you very much,

Wendy Tucker, AU
Underwriting/Program Manager



1112 I Street, Suite 300, Sacramento, CA 95814
Direct: 916.231.4119 or 800.537.7790 | Fax: 916.231.4111
Email: wtucker@sdrma.org | www.sdrma.org

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From: gwtjun50 <gwtracy@aol.com>
Sent: Thursday, May 1, 2025 6:51 PM
To: Wendy Tucker <WTucker@sdrma.org>
Subject: Re: Independence Ranch CSD

This e-mail is from an external source. Please exercise caution before opening attachments or clicking links.

Dear Ms Tucker,

Thank you for the clarification. We are looking for ways to reduce the amount of money we spend on insurance. The atest payment amounts to 5% of our income which is a large expenditure for us. In reviewing our district history for the same policy 10 plus years ago it was less than \$1000 per year. Are there smaller liability coverages that we can purchase? our total yearly income is \$62000 per year. our only obligation is to fix roads, not a real great liability. Let me know if there are other coverages we might be able to choose.

Thanks,