

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, September 9, 2026, at 6:00 pm

San Miguel Senior Center, San Miguel, California

Board Members:

Greg Hamson, President

Matt Costello, Director

George Tracy, Vice President

Bill Mulcahy, 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 district 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 August 12, 2026

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

A. USDA Community Facility Loan Quarterly Statement

B. SLO County Auditor-Controller – review Proof List

C. SLO County Election Office

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.

8. UNFINISHED BUSINESS

A. Road Maintenance – verbal update from President Hamson on August Road work

B. Street Signs – verbal update new road signs

C. Policies & Procedures – Review IRCSD rules and guidelines for residential dumpsters and clarify requirements for property owners.

D. Cal OES/Fema Extension Request. Verbal update from VP Tracy

9. NEW BUSINESS

A. One IRCSD Board of Directors seat remains vacant. IRCSD must appoint an individual and adopt a resolution recommending that person for appointment.

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- 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, October 14, 2026.

Community Facility Loan

Reference Number: 861424734

Statement of Loan Account and Transactions for Three Month Period Ending June 30, 2026

Account Number	Interest Rate	Date of Transaction	Event Name	Paid/Applied	Outstanding Balances		
					Interest	Deferred Principal	Principal
1-1	3.5000	03/31/26	Beginning Balance		\$.00	\$.00	\$241,000.00
1-1		04/01/26	Interest Rate				
1-1		06/30/26	Current Interest Accrued		\$4,217.50		
1-1		06/30/26	Ending Balance		\$4,217.50	\$.00	\$241,000.00
Balance as of June 30, 2026				\$.00	\$4,217.50	\$.00	\$241,000.00

Proposed Policy & Guideline for Independence Ranch Rules

Trash/Recycle/Yard Waste Cans & Dumpster

- Your container should be visible to the driver with approximately 50 feet of unobstructed space in front of it.
- Your service area should be away from pedestrian walkways and automobile traffic and free of low-hanging wires or tree branches.
- No Structures, temporary/permanent, can be constructed within the IRCSD easement, twenty-five (25) feet from centerline of ranch roads.
- Dumpster/trash can enclosures must be placed within property fencelines.

In San Luis Obispo County, residential dumpster regulations typically require that dumpsters be placed on private property and not obstruct roadways.