

Independence Ranch Community Services District

Regular Board Meeting

San Miguel Senior Center

Minutes of August 13, 2025

President Tracy called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call:

George Tracy, Greg Hamson, Cinde Stark, Matt Costello, Bill Mulcahy

Guest (s): Dena Price & Mark Kenyon

All directors were present, a quorum was reached

Public Comment – there was no public comment

A motion was made to approve the agenda by Vice President Hamson, a second by Director Costello, discussion there was none, all were in favor.

A motion was made to approve the minutes of the July 9, 2025, and the August 5, 2025 meetings by Vice President Hamson, a second by Director Costello, discussion there was none, all were in favor.

A motion was made to approve the financial report by Vice President Hamson, a second by Director Stark, discussion there was none, all were in favor.

President Tracy introduced Debbie Thompson as the new General Manager for IRCSD. Ms. Thompson spoke briefly about her work and community service experience.

Officer's Reports:

President Tracy spoke about the complaint received regarding the conflicts of interest and multiple CPRA violations. President Tracy, and Vice President Hamson met with County officials to discuss the complaint that was received from the concerned residents of IRCSD. President Tracy, and Vice President Hamson made verbal reports about their meeting and the complaint filed, and the FPPC letter against President Tracy. The issues that need to be corrected we will be addressing: website, agenda, minutes, Bylaws, procedures, how to handle complaints and requests. Discussion was heard. It was noted that a response to the concerned citizens of the IRCSD would be appropriate stating that we have hired a GM and will be working on fixing the issues. President Tracy and GM Thompson will meet to discuss and make propose changes.

President Tracy spoke about AB 2561 the State mandate for district openings which imposes new transparency and accountability measures on public agencies related to their staffing and hiring practices. A motion was made by Vice President Hamson, the IRCSD has no District openings at this time, a second was made by Director Stark, discussion there was none, all were in favor.

President Tracy updated the board on Fema. Fema is trying to close out 2023/2024 program and claims we could receive some funds. President Tracy will get further information and report back to the board. President Tracy is looking for Fema files and is currently working with OES.

Vice President Hamson updated the board and members on the pothole repairs and estimates. Vice President Hamson presented two (2) out of 4 estimates for repairs to the board and members, two (2) companies were not interested in the districts job. Discussion was made regarding both companies. A motion was made by President Tracy, a second by Director Starke to have Vice President Hamson meet with Scott from Ramsey Asphalt to discuss a plan on repairs and return to the board for a full report at the next regular meeting

New Business:

Future required training. Mandated training for ethics and sexual harassment by CSDA needs to be completed by all. New hires within the six (6) month of their start date and a refresher training every two (2) years.

Comments from the Board, there were none.

There being no further business General Manager Thompson asked for a motion to adjourn the meeting. A motion was made by Director Costello to adjourn, a second by Director Starke, all were in favor. The meeting was adjourned at 7:05 pm.

Next Meeting September 10, 2025, 6:00 pm at the San Miguel Senior Center