

**INDENCE RANCH COMMUNITY SERVICE DISTRICT**  
**6289 Hawk Ridge Place, San Miguel, Ca. 93451**  
[www.iranch.org](http://www.iranch.org)

**Minutes of the Regular Board Meeting 8/12/2021**

Warbirds Meeting Hall 6:30 P.M.

4251 Dry Creek Rd. Paso Robles, Ca. 93446

Meeting called to order 6:30 P.M.

Pledge of allegiance/Roll Call: Terry Leezer, Patti Claude, Mark Kenyon, John Hunter Present. Absent Cinde Stark

Public Comments: Mark Ciampi was present

Approval of 7/15/21 Minutes: Patti Moved and John seconded a motion to approve the minutes. Carried unanimously.

Approval of Agenda: Mark moved and Patti seconded a motion to approve the agenda. Carried unanimously.

Approval of Treasurer's Report and Financials: Mark moved and Terry seconded a motion to accept the Financials. Carried unanimously.

By-laws: The By-Laws were read line by line. There was discussion and at the end changes were all agreed upon. They will be retyped reviewed and read at the next two board meetings

Home owner Letter: Samples were handed out. Changes were made. Kerry will retype and take to printer. It is to be printed on our letterhead if possible.

**Manager's Report:**

Contacted SDRMA and got 3 sample by-laws for review. I didn't see anything interesting, I have taken all board members suggestions and compiled them for your review. I have had requests for the financials to be posted at the mailbox. First, they can't be posted anywhere until after the meeting where they are approved and I don't feel the mailbox is a good place to post our financials. There was discussion and it was decided the place to post the financials is the website. This information can then be added to the homeowner letter. We got final approval for placing the road assessment on the tax rolls. Next month my projects will be to finish the homeowner letter and by-laws. Create a filing system for all our paperwork. Start an annual Calendar so we know in advance what needs to be started when. Do research on the audits and get started.

Comments from the Board: John gave a report on the addition of all new mail boxes. The need for the infrastructure to be done. Agreed to have his team do the work for \$2,500. The charge to the homeowners who have not already paid for boxes to be \$50. John also volunteered to have his office do the data entry so we have a list of homeowners on the computer for the purpose of doing mailing labels. Mark volunteered to work on some grants.

Presidents Update: Terry is continuing to talk to the police so hopefully they will be able to ticket in the ranch.

Our next meeting will be on September 9, 2021. Mark moved and Terry seconded a motion to Adjourn.  
Carried unanimously. 7:35 p.m.

Submitted by Kerry Davenport, General Manager

---

11:35 AM  
09/06/21  
Accrual Basis

Independence Ranch SCD  
**Balance Sheet**  
As of August 31, 2021

	Aug 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
American Riviera Checking	21,817.27
<del>American Riviera Reserve</del>	<del>3,540.88</del>
Pacific Premier Bank Checking	12,901.43
Total Checking/Savings	<u>38,259.58</u>
Total Current Assets	38,259.58
<b>TOTAL ASSETS</b>	<u><b>38,259.58</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
USDA Rural Development Loan	356,280.00
Total Other Current Liabilities	<u>356,280.00</u>
Total Current Liabilities	356,280.00
Total Liabilities	356,280.00
Equity	
Opening Balance Equity	-330,715.88
Unrestricted Net Assets	21,522.48
Net Income	-8,827.02
Total Equity	<u>-318,020.42</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>38,259.58</b></u>

11:36 AM  
09/06/21  
Accrual Basis

**Independence Ranch SCD**  
**Profit & Loss Unclassified**  
**August 2021**

	<u>Aug 21</u>
<i>Ordinary Income/Expense</i>	
<b>Expense</b>	
General Manager	300.00
Interest Expense	6,335.00
Office Supplies	6.52
Repairs and Maintenance	48.51
<b>Total Expense</b>	<u>6,690.03</u>
<b>Net Ordinary Income</b>	<u>-6,690.03</u>
<b>Net Income</b>	<u><u>-6,690.03</u></u>

11:40 AM  
09/06/21

Independence Ranch SCD  
Check Detail  
August 2021

Type	Num	Date	Name	Item	Account	Paid Amount
Check	debit	8/18/2021	Blueprinter		American Riviera ...	
					Office Supplies	-6.52
TOTAL					<i>Copies</i>	-6.52
Check	debit	8/19/2021	Lowe's		American Riviera ...	
					Repairs and Mainte...	-8.00
TOTAL					<i>concrete</i>	-8.00
Check	debit	8/24/2021	Avila		American Riviera ...	
					Repairs and Mainte...	-40.51
TOTAL					<i>signs</i>	-40.51
Check	1	8/2/2021	USDA Interest Pay...		Pacific Premier Ba...	
					Interest Expense	-6,335.00
TOTAL						-6,335.00
Check	1010	8/12/2021	Kerry Davenport		American Riviera ...	
					General Manager	-300.00
TOTAL						-300.00