

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, August 12, 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 July 8, 2026

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

- A. Fechter & Company CPA – received Invoice & Audits for FY 2022 & FY2024-2025
- B. LAFCO Invoice
- C. County of SLO Trail Balance Report & Deposit notification
- D. SLO County Audit Controller – sent audits FY 2022, FY 2024 & FY 2025

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. Verbal update on Audit
- B. CSDA Order Confirmation for Brown Act Compliance Manual Revised 2026
- C. Authorization to pay invoices & reimbursements
- D. Community members questions – verbal reports

8. UNFINISHED BUSINESS

- A. Road Maintenance – verbal update from President Hamson on August road work schedule beginning August 24th
- B. Street Signs – update and quote for new road signs

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

9. NEW BUSINESS

- 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, September 9, 2026.



independence ranch <ircsd2022@gmail.com>

Payment Advice -INDEPENDENCE RANCH CSD TCF

1 message

Auditor AP <AuditorAP@co.slo.ca.us>

Thu, Jul 23, 2026 at 10:54 AM

ACH Direct Deposit 2001850688
=====

County of San Luis Obispo
Office of the Auditor-Controller
1055 Monterey St Rm D220
San Luis Obispo, CA 93408

INDEPENDENCE RANCH CSD TCF
Vendor Number : 3100000019
Total Deposit Amount: 3,639.18

Invoice Date	Description	Amount

07/16/2026	TCF FY 26 JUL ME	
	JUN MONTH-END BALANCE PAYMENT	
	4150000 Interest Revenue	132.18
	4350670 Road/Street Svc Chg	3,507.00

Total:	3,639.18	

Please expect the Total Deposit Amount presented above to be settled to your account within 48 hours of receiving this payment advice. If you have any further questions regarding this payment, contact the Accounts Payable staff in the Auditor-Controller's Office at (805) 781-5040.

July

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 11		
Actuals Period	Range 12 to 12		
End Bal Period	0 to 12		
BusArea/Group	*	*	
Fund/Group	*	3119500000	Independence Rch CSD

Account	Beg Bal	Actuals	End Bal
1000000 Equity in Pooled Cash	1,002.00	2,637.18	3,639.18
* Cash in Treasury	1,002.00	2,637.18	3,639.18
** Assets	1,002.00	2,637.18	3,639.18
2000012 AP Recon-Agency			
* Accounts Payable			
** Liabilities			
3350000 Fund Balance Available	120,754.31	1,002.00	121,756.31
* Fund Balance Available	120,754.31	1,002.00	121,756.31
** Fund Balance	120,754.31	1,002.00	121,756.31
4150000 Interest Revenue	263.31-	132.18-	395.49-
* Revenue-Use of Money and Property	263.31-	132.18-	395.49-
4350670 Road/Street Service Charges	121,493.00-	3,507.00-	125,000.00-
* Charges for Current Service	121,493.00-	3,507.00-	125,000.00-
** Revenues	121,756.31-	3,639.18-	125,395.49-
*** Trial Balance			

Subject: CSDA Order Confirmation
From: info@csda.net
Date: 7/14/2026, 3:12 PM
To: Debbie Thompson <Debbiethompson65@gmail.com>

Dear Debbie,

Thank you for your order! We are glad to be a resource for you and your agency.

Below are the details of your order. Please retain this email for your records.

Order Number: 153254
Order Date: Jul 14, 2026 3:04 PM
Bill To: Independence Ranch Community Services District
Order Total: 21.65
Payment Method: MasterCard *****4220
Name on Card: Independence Ranch Community Services District
Ship To: Debbie Thompson
6289 Hawk Ridge Place
San Miguel, CA 93451
Shipping Method: United States Postal Service

Item	Price	Quantity	Total
Brown Act Compliance Manual, Revised 2026	20.00	1	20.00
		Item Total	20.00
		Tax	1.65
		Item Grand Total	21.65
		Total	21.65
		Payment Amount	21.65
		Balance due	0.00

[CSDA Anti-Discrimination and Harassment Policy](#)

[Cancellation Policy](#)

Thank you again for your support!

California Special Districts Association 1112 "I" Street, Suite 200, Sacramento, CA 95814 877.924.2732 or 916.442.7887

2026 Roadwork Schedule

Monday, August 24th:

1. Valle Mirada: Grind, grade, and prepare for chip sealing
2. Begin asphalt patching on community roads

Tuesday, August 25th:

1. Apply a double chip seal to Valle Mirada and the ends of Independence Ranch Place and Avenida Trinidad.
2. Continue patching asphalt on community roads.

Wednesday, August 26th:

1. Complete any remaining asphalt patching

Friday, August 28th:

1. Apply fog seal to Valle Mirada and the ends of Avenida Trinidad and Independence Ranch Place

RESIDENTS MUST KEEP OFF THE ROADS FOR 6 HOURS