

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of August 12, 2026

Board Members:

George Tracy, President

Greg Hamson, Vice President

Bill Mulcahy, Director

Matt Costello, Director

Cinde Stark, Director

The meeting was called to order at 6:05 pm by President Hamson, followed by the Pledge of Allegiance.

The General Manager conducted the roll call. President Hamson, Vice President Tracy, Director Costello, and Director Mulcahy were present; Director Stark was absent. A quorum was established.

Guest (s): Richard Solis

Public Comment on Matters Not on the Agenda: Mr. Solis complimented the quality of the minutes.

Minutes:

President Hamson asked whether there were any corrections or additions to the July 8 minutes. Hearing none, he moved to approve them, and Vice President Tracy seconded the motion. The motion carried unanimously.

Financial Report: President Hamson asked whether there were any questions about the financial report. President Hamson moved to approve the financial report, and Vice President Tracy seconded the motion. The motion carried unanimously.

Correspondence: The General Manager read the correspondence

Fechter & Company CPA final billing statement for FY 2024 & FY2025. FY 2022, Fy2024-2025 were received.

LAFCO invoice was received

County of SLO Trail Balance Report & Deposit notification

SLO County Audit Controller – Emailed Audits FY 2022, FY 2024-2025.

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

MANAGER'S REPORT

GM Thompson reported that all audits are complete. The CPA requested a final presentation by Zoom; although the need for it was unclear and GM Thompson declined, the CPA insisted. A Zoom meeting will be required next year.

At CSDA's request, IRCSD purchased the revised 2026 Brown Act Compliance Manual for \$21.65.

Approval to Pay Bills:

Debbie Thompson: reimbursement for postage used to mail documents to the CPA.

Fechter & Company, CPA: final invoice of \$2,100.00.

LAFCO: budgeted dues of \$192.36.

Vice President Tracy moved to approve payment of the invoices, and President Hamson seconded the motion. The motion carried unanimously.

Community Members' questions and concerns:

A community member reported that renters were riding four-wheelers on a public road. The property owner had been informed that off-road vehicles are prohibited, and the community member notified the Sheriff's Office.

Another community member requested an update on the Arizona crossing at Falcon Way, noting that George had previously said work might begin in April. GM Thompson explained that the CSD decided not to pursue OES funding because the project was more than two years old.

UNFINISHED BUSINESS

Road Maintenance – President Hamson reported that work-schedule notices were placed in the mailboxes of affected properties. He will revisit the chip-seal areas to refresh the pavement markings.

Planned work includes grinding and regrading Valley Mirada, followed by a double chip seal and fog seal.

The end section of Avenida Trinidad will receive an asphalt patch, followed by a double chip seal and fog seal.

The end section of Independence Ranch Place will receive an asphalt patch, followed by a double chip seal and fog seal.

The remaining Ranch roads will receive asphalt patching.

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

President Hamson reported that roads will remain closed for four to six hours after fog seal application to allow adequate drying. Ramsey Asphalt crews will control traffic during that period.

Director Costello requested a fog-seal schedule and time so affected residents could plan for road closures.

President Hamson also said he would notify affected residents' door to door of the fog-seal schedule. He asked Director Costello to join him.

Signs - Vice President Tracy presented three bids to the Board, and GM Thompson added an Amazon bid at a community member's request. After discussion, Vice President Tracy moved to authorize GM Thompson to order the signs from Amazon. President Hamson seconded the motion, which carried unanimously.

Speed Limit 20 MPH – 1

Slow Blind Corner - 1

Slow Dip – 1

No Outlet - 4

After the signs arrive, Vice President Tracy will obtain the appropriate hardware and poles. President Hamson made the motion, and Vice President Tracy seconded it. The motion carried unanimously.

Policies & Procedures Dumpsters – Gm Thompson stated that she has checked with San Miguel Trash regarding their policies on trash cans and commercial dumpsters. San Miguel Trash stated the below

1. Dumpsters must be placed on private property and must not obstruct roadways.
2. Dumpsters should be located adjacent to the street in an area accessible to an automated front loader, no more than 10 feet from the street and never on the traveled portion of any road.

The Board discussed resident safety and the appearance of dumpster placement. Director Costello proposed several ideas and recommended incorporating the requirements into the Policies and Procedures. President Hamson asked him to send his notes to GM Thompson, who will prepare a draft for the next meeting.

NEW BUSINESS

None

DIRECTOR COMMENTS: This is the opportunity for the board members to make brief comments or suggestions.

Vice President Tracy reported that FEMA OES advised him to submit another letter requesting an extension of the roadwork funding. OES approved \$116,000 for its identified scope of work;

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

IRCSA would pay the costs upfront and await reimbursement. Director Costello supported requesting the extension and moved to authorize Vice President Tracy to submit the letter. President Hamson seconded the motion, which carried unanimously.

ADJOURNMENT

President Hamson made a motion to adjourn the meeting at 6:55 pm, a second by Director Costello. All were in favor. Motion Carried.

The next regular meeting is Wednesday, September 9, 2026, at 6:00 pm. San Miguel Senior Center.

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager