

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of September 9, 2026

Board Members:

Greg Hamson, President

George Tracy, Vice President

Bill Mulcahy, Director

Matt Costello, Director

Cinde Stark, Director

The meeting was called to order at 6:01 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 Stark were present; Director Mulcahy was absent. A quorum was established.

Guest (s): Scott Patterson & Virginia Greer

Public Comment on Matters Not on the Agenda: In 2014, Patterson, Greer, and Zimmerman each contributed one-third of the \$20,000 cost to chip seal their 1,000-foot section of roadway while the CSD roads were being resurfaced. Their section remains in good condition after 10 years. Mr. Patterson and Ms. Greer thanked President Hamson for sharing the chip-and-fog-seal schedule for Avenida Trinidad, which allowed them to obtain a quote from Ramsey and privately fund fog sealing for their roadway section. Because all three property owners pay annual road-maintenance assessments of \$1,000, they asked the Board to include their section in future CSD road maintenance.

President Hamson asked each of the Board members to go view the portion of roadway and this will be added on the October Agenda.

Minutes:

Vice President Tracy noted that the minutes incorrectly identified him as President rather than Vice President. He moved to approve the minutes as corrected, and Director Stark 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.

Approval to Pay Bills:

Ramsey Invoice \$59,407.63.

President Hamson moved to approve payment of the invoice, and Director Stark seconded the motion. The motion carried unanimously.

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Correspondence:

The General Manager read correspondence from the SLO County Election Office regarding a resolution required to appoint a director; the SLO County Audit Controller regarding the tax assessment proof list; and the USDA regarding its Community Facility Loan Quarterly Statement.

MANAGER'S REPORT – None to report

UNFINISHED BUSINESS

Road Maintenance – President Hamson reported that the road work was completed in record time and that the roads look excellent. He added that residents appreciated his personal visits to notify them about the upcoming work.

Signs - Vice President Tracy reported that two signs had been replaced and five remained. He confirmed that he had all necessary materials and submitted receipts totaling \$134.46 for reimbursement of posts and hardware.

Policies & Procedures—Dumpsters – Vice President Tracy moved to add the following policy to the IRCSD Policies and Procedures. President Hamson seconded the motion, which carried unanimously.

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.

During the discussion, community members asked how they could obtain a copy. General Manager Thompson offered to email it. Director Stark noted that she has a form formally requesting Ranch property owners' email addresses. President Hamson suggested a mass mailing, and Vice President Tracy noted that all property owners' mailing addresses are stored on the laptop.

Cal OES/FEMA – Vice President Tracy provided a verbal update on the extension request. FEMA must approve another extension letter for roadwork funding before Cal OES can take

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action. In 2022–2023, Cal OES approved \$116,000 for the identified scope of storm-damage repairs. IRCSD would pay the costs upfront and await reimbursement.

NEW BUSINESS

None

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

Vice President Tracy stated that a Super El Niño winter is approaching and could bring erosion and storm damage from runoff. He noted that erosion had occurred on Bald Eagle and that the main road will receive significant water flow. Because runoff travels downhill to Hog Canyon Creek or the Estrella River, he will provide a drainage map at the next meeting. All residents should make sure that their culverts are cleared of debris. It was noted to have washouts on Independence Ranch Pl. and large Arizona road crossings.

ADJOURNMENT

President Hamson made a motion to adjourn the meeting at 6:50 pm, a second by Vice President Tracy. All were in favor. Motion Carried.

The next regular meeting is Wednesday, October 14, 2026, at 6:00 pm. San Miguel Senior Center.

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager