

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of February 11, 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 6:00 pm by President Hamson, followed by the Pledge of Allegiance.

Will the General Manager please call roll: President Hamson, V. President Tracy, Director Stark, Director Costello, Director Mulcahy were present. A quorum was confirmed.

Guest (s): Charles Miller, Patti Claude, Frank Blumling, & Shaana Rahman

Public Comment on matter (s) not on the agenda: No public comment

Minutes:

Are there any corrections or additions to the minutes of January 14, 2025? Being none, Vice President Tracy made a motion to approve, a second by Director Mulcahy. All were in favor. Motion carries.

Financial Report: Are there any questions concerning the financial report? Being none. President Hamson made a motion to approve the financial report, a second by Vice President Tracy. All were in favor. Motion carried.

Correspondence: Was read by the General Manager

Fema/Cal OES document request forms.

USDA Quarterly Statement – amount owed as of December 31, 2025 \$267,000

Fechter & Company, CPA – billing statement for audit services.

San Luis Obispo Audit Controller – Kari – emailing our correct EIN # 77-0317042

Local Roads First Initiative – Response from questions asked

Avila Traffic Safety – Quote received for culvert signs

MANAGER'S REPORT

Web Page: The new web site should have been live on February 7th. Mike Hanks is having issues with our current domain name and getting it switched over. A letter may be needed to verify that

we are an organization. We will continue to work on it with the possibility of a new domain name.

Local Roads First Initiative – Questions were answered and there will be no guarantee that we would receive funding as the BOS will delegate funds to city & county first and any left over would be a maybe.

BYLAWS – revision and adoption. The Board received rough drafts of the Bylaws and the Policies & Procedures prior to the Board meeting. Vice President Tracy noted that items that were removed should remain in the Bylaws. GM Thompson noted that those are policies and they are in the Policies and Procedures handbook. Further discussion by Vice President Tracy. President Hamson said that this should be tabled. They were not prepared to discuss.

UNFINISHED BUSINESS

Bylaws, Policies & Procedure handbook – further discussion continued. The board was not prepared to adopt. Vice President Tracy made a motion to table the item for a special meeting, a second by President Hamson. Discussion – President Hamson stated that he was not prepared. A vote was called. All were in favor. Motion carried.

Fema/Cal OES document request forms. While filing out the paperwork/application I found that the IRCSD has two (2) different EIN #'s. Spending a few hours on the phone with the IRS our correct and current EIN # was found. In order to finish the documents for SAM.Gov a copy of our IRS is needed. I am waiting for that letter to arrive so that the online forms can be completed. We need a SAM.Gov # before all the Fema/CAL OES documents can be complete.

Fema laid out the plan on what needed to be done i.e. culverts/roads. We will have to spend the money ahead of time for those storm damage repairs and Fema will reimburse. The time of reimbursement is unknown. George to write the plan on which item(s) should be done.

Discussion was heard regarding back up information that Vice President Tracy sent to Fema/CAL OES. Clarification and corrections to the letter should be made. Terry Leezer received the report Charles Miller did not. It is also noted that George was not fired from the last Board he walked out and that he was a valuable member of the committee. Terry did not share letter with Patti nor did she receive anything from Fema. No one stated that George was not qualified for the committee. Patti was not on the board but she continued to receive calls from Fema, Patti had no contact information for the new board so that she could pass onto Fema.

It was also noted that the IRCSD should have a buffer of funds which makes sense.

Avila Traffic Signs – Quote was received in the amount of \$1,454.38. It is for 50 culvert markers, rental of a post pounder & pilot driver and a rental damage waiver fee. A motion was made by President Hamson to accept the quote, a second by Director Stark. Further discussion. The vote was called. All were in favor. Motion carried.

LAFCO MSR & SOI Study Questions – questions were given to the Board for verification before GM Thomspen finished filling out the document for LAFCO. The answers are due by February 20th

NEW BUSINESS

Road Maintenance Schedule – President Hamson handed out a Road maintenance schedule 2026 through 2028. Discussion was heard. Residents want a more in-depth plan. Parcels paid the assessment, balancing the road repair needs through-out the ranch. Have an engineer come out an assess to start the plan. Look at the previous road analysis plan from 2013.

President Hamson's main concern is to keep the roads together. Patching will continue throughout the ranch. Start re-chip sealing ranch roads possibly 1 mile at a time as funds allow. Each year all ranch roads will be accessed for which road will be re-chip sealed depending on urgency and condition of each road. Conditions can change from year to year.

Resident comment - Patching goes on now with minor road repairs. It has been 12 years since roads were chip sealed. Chip seal lasts 7 to 10 years max. Would like to see a road maintenance plan with possible projection on new chip seal. CSD should have a rainy-day fund. Get cost estimate for 1 mile of chip seal.

Resident comment – What is the standard for chip seal? Cost to repair? What is the goal? Get a concrete plan, bid our scope of work. What are the county standards for roads? Have roads surveyed.

Continued discussion on road patch. Ramsey did a poor job this go around. Seems to have been rushed due to on coming weather.

Resident Comment – 218 State law requires a plan on what needs to be done. Cost out – priority-benefit. The drainage is not good throughout the ranch.

Resident Comment – make a 3-year road plan to get the roads in shape – move forward – adjust for the unknowns.

Director Costello noted that we run the ranch like a household on a budget. When need to have a reserve fund for emergencies. We need additional bids for chip seal and pothole repairs.

Dumpster/Trash cans – discussion regarding dumpsters/cans in right-away. All trash receptacles are within the property lines of the residents. Waste management needs easy access for pickup.

Address 3-minute Public Comment from Mr. Mille and Ms. Claude – discussion on items were touched on during other business unfinished and new business. Concerns also somewhat answered from the Ramsey letter and invoice that was included.

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

Vice President Tracy spoke on the happenings at the Senior Center specially Meals that Connect Luncheon for seniors over 60. Meals are provided every Monday and Wednesday 11:30 -12:30. Meals that Connect is formally SLO County Senior Nutrition Program. The purpose is to combat isolation and provide nutritious, hot meals for seniors. In person luncheons offer socialization, help reduce isolation, and support community independence.

President Hamson, thank ranch resident Charles Miller for pointing out the error in the next meeting date. President Hamson noted that the next regular meeting is Wednesday, March 11, 2026. GM Thompson apologized for the typo.

ADJOURNMENT

A motion was made by President Hamson to adjourn the meeting at 7:20 pm, a second by Vice President Tracy. All were in favor. Motion Carried.

The next regular meeting is Wednesday, Mach 11, 2026 at 6:00 pm. San Miguel Senior Center

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager