

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, May 13, 2026 6:00 pm

San Miguel Senior Center, San Miguel, California

Board Members:

George Tracy, Vice President

Greg Hamson, President

Bill Mulcahy, Director

Matt Costello, 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 jurisdiction 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 April 8, 2026

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

A. USDA General Ledger report

B. County of SLO Trial Balance Report of April 2026

C. SDRMA 2026-2027 Budget Estimate Letter

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 of Audit

8. UNFINISHED BUSINESS

A. Road Maintenance Plan – provided by President Hamson per the recommendations from Ramsey Construction. President Hamson will give a verbal date.

9. NEW BUSINESS

None

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

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, June 10, 2026

USDA

AWMI18
ADPS
OPR ID V04L02

SUMMARY
INQUIRY CODE OH
ONLINE BORROWER HISTORY INQUIRY

04/24/26
09:54:14
PAGE 001
MORE

CASE NUMBER 04 040 0770317042 NAME INDEPENDENCE RANCH
LOAN NUMBER: 01 FUND CODE 97 NOTE RATE 03.5000 LOAN AMOUNT 500,000.00
DATE LOAN OBLGN 09/20/13 ASSISTANCE TYPE 075

DESC	TC	S	INT	RT	EFV	DT	CONTROL AMT	INT PAID	PRIN PAID	PRC	DT
PMT NOTE	2A	R	03.500		020125		30,110.00	5,110.00	25,000.00		020325
PMT NOTE	2A	R	03.500		080124		5,530.00	5,530.00	.....		080124
PMT NOTE	2A	R	03.500		020124		29,530.00	5,530.00	24,000.00		020124
PMT NOTE	2A	R	03.500		080123		5,530.00	5,530.00	.....		080123
PMT NOTE	2A	R	03.500		020123		28,932.50	5,932.50	23,000.00		020123
PMT NOTE	2A	R	03.500		080122		5,932.50	5,932.50	.....		080122
PMT NOTE	2B	R	03.500		020122		29,335.00	6,335.00	23,000.00		022222
UNCLCTB	2C	R	03.500		020122		29,335.00-	6,335.00-	23,000.00-		022222
PMT NOTE	2A	R	03.500		020122		29,335.00	6,335.00	23,000.00		020122
PMT NOTE	2A	R	03.500		080121		6,335.00	6,335.00	.....		080221
PMT NOTE	2A	R	03.500		020121		28,720.00	6,720.00	22,000.00		020121
PMT NOTE	2A	R	03.500		080120		6,720.00	6,720.00	.....		080320
PMT NOTE	2A	R	03.500		020120		28,087.50	7,087.50	21,000.00		020320
PMT NOTE	2A	R	03.500		080119		7,087.50	7,087.50	.....		080119

CHECK DETAIL HISTORY SCREEN FOR TRANSACTIONS

AWMI18
ADPS
OPR ID V04L02

SUMMARY
INQUIRY CODE OH
ONLINE BORROWER HISTORY INQUIRY

04/24/26
09:54:14
PAGE 002
END*

CASE NUMBER 04 040 0770317042 NAME INDEPENDENCE RANCH
LOAN NUMBER: 01 FUND CODE 97 NOTE RATE 03.5000 LOAN AMOUNT 500,000.00
DATE LOAN OBLGN 09/20/13 ASSISTANCE TYPE 075

DESC	TC	S	INT	RT	EFV	DT	CONTROL AMT	INT PAID	PRIN PAID	PRC	DT
PMT NOTE	2A	R	03.500		020119		27,437.50	7,437.50	20,000.00		020119
PMT NOTE	2A	R	03.500		080118		7,437.50	7,437.50	.....		080118
PMT NOTE	2A	R	03.500		020118		27,787.50	7,787.50	20,000.00		020118
PMT NOTE	2A	R	03.500		080117		7,787.50	7,787.50	.....		080117
PMT NOTE	2A	R	03.500		020117		27,120.00	8,120.00	19,000.00		020117
PMT NOTE	2B	R	03.500		080116		8,120.00	8,120.00	.....		092316
PMT NOTE	2A	R	03.500		021516		26,435.00	8,435.00	18,000.00		021616
PMT NOTE	2A	R	03.500		081515		8,435.00	8,435.00	.....		081715
PMT NOTE	2A	R	03.500		021515		30,259.44	12,259.44	18,000.00		021715
CASH ADVNC	1F	.	03.500		071714		95,264.00	.....	.....		073114
CASH ADVNC	1F	.	03.500		051514		354,735.00	.....	.....		070314
CASH ADVNC	1F	.	03.500		030114		50,001.00	CHECK DATE	031914		070114
TOTAL 2025					123125		30,110.00	5,110.00	25,000.00		
TOTAL 2025					123125		30,110.00	5,110.00	25,000.00		

April 2024

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 9		
Actuals Period Range	10 to 10		
End Bal Period	0 to 10		
BusArea/Group	*	*	
Fund/Group	*	3119500000	Independence Rch CSD

Account	Beg Bal	Actuals	End Bal
1000000 Equity in Pooled Cash	3,507.00	36,530.01	40,037.01
* Cash in Treasury	3,507.00	36,530.01	40,037.01
** Assets	3,507.00	36,530.01	40,037.01
2000012 AP Recon-Agency			
* Accounts Payable			
** Liabilities			
3350000 Fund Balance Available	77,210.30	3,507.00	80,717.30
* Fund Balance Available	77,210.30	3,507.00	80,717.30
** Fund Balance	77,210.30	3,507.00	80,717.30
4150000 Interest Revenue	181.30-	82.01-	263.31-
* Revenue-Use of Money and Property	181.30-	82.01-	263.31-
4350670 Road/Street Service Charges	80,536.00-	39,955.00-	120,491.00-
* Charges for Current Service	80,536.00-	39,955.00-	120,491.00-
** Revenues	80,717.30-	40,037.01-	120,754.31-
*** Trial Balance			

Subject: Fwd: Payment Advice -INDEPENDENCE RANCH CSD TCF

From: gwtjun50 <gwtracy@aol.com>

Date: 5/7/2026, 8:35 PM

To: debbiethompson65@gmail.com

From: AuditorAP@co.slo.ca.us

To:

Sent: 5/7/2026 9:25:53 AM Pacific Daylight Time

Subject: Payment Advice -INDEPENDENCE RANCH CSD TCF

ACH Direct Deposit 2001834100

=====
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: 40,037.01

Invoice Date	Description	Amount
05/04/2026	TCF FY 26 APR ME	
	APR MONTH-END BALANCE PAYMENT	
	4150000 Interest Revenue	82.01
	4350670 Road/Street Svc Chg	39,955.00
Total:		40,037.01

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.



February 28, 2026

Independence Ranch Community Services District
George Tracy
president
6289 Hawk Ridge Place
San Miguel, California 93451-9527

Re: 2026-27 Budget Estimates

Dear George,

In preparation for the 2026/27 renewal on July 1, 2026, we are providing our program members with a preliminary renewal contribution estimate to help with budget planning for the 2025/26 fiscal year. We will continue to provide updates as we obtain renewal cost information from our program excess/reinsurers over the next few months. **Final contribution amounts will not be confirmed until we issue the 2026/27 renewal invoices in June.**

2026/27 Estimated Property/Liability contribution: \$3,730 based on the following assumptions:

- Your agency's reported exposures on the 2026/27 renewal questionnaire, which include a 2.55% inflationary factor to the value of scheduled buildings and 5.31% inflationary factor to the value of scheduled contents per board policy.
- Pool reinsurance rate increase of 10% based on early estimates from our reinsurance brokers.
- Credit Incentive Program (CIP) points for 2025/26 earned to date have been included in this estimate.
- Your agency's loss history.

This budget estimate is provided solely for preliminary planning and does not constitute a renewal quote or a guaranteed contribution limit. While we aim for conservative figures, final amounts may fluctuate based on market shifts, updated loss data, or exposure changes reported to SDRMA. Our team and brokers are monitoring reinsurance signals closely; should market conditions shift significantly, we will notify you immediately to support your budgeting process.

On behalf of the SDRMA Board of Directors and our entire risk management team, we thank you for your continued participation in our programs.

Sincerely,

Wendy Tucker, AU
Chief Underwriting Officer

Independence Ranch Road Maintenance 2026

1.	Valley Mirada: Grind, regrade, apply a double chipseal & fogseal 900' X 11' = 9,900 s.f. @ \$0.885	\$8,762.00
2.	Avenida Trinidad: (end section) Asphalt Patch, apply double a chipseal and fogseal; 1,000' X 15' = 15,000 s.f. @ \$0.885 Asphalt Patching; 3 tons @ \$300.00 per ton	\$13,275.00 \$ 900.00
3.	Independence Ranch Pl.: (end section) Asphalt patch, apply a double chipseal and fogseal; 1,320' x 13.5' = 17,820 s.f. @\$0.885 Asphalt patching; 3 tons @ \$300.00	\$15,771.00 \$ 900.00 sub-total = \$39,608.00
4.	Remaining Ranch Roads: Asphalt Patching: 66 Tons Asphalt Patching @ \$300.00 =	\$19,800.00
Total=		\$59,408.00

Road Maintenance 2027

1.	Grey Hawk: (end section) Asphalt patch, apply a double chipseal and fogseal; 1,310' x 14' = 18,340 s.f. @ \$0.885 Asphalt Patching: 3 tons @ \$300.00	\$16,231.00 \$ 900.00
2.	Bald Eagle: (end section) Asphalt patch, apply a double chipseal and fogseal; 1,525' x 14' = 21,350 s.f. @\$0.885 Asphalt Patching; 5 tons @\$300.00	\$18,895.00 \$ 1,500.00
3.	Golden Eagle: (end section) Asphalt patch, apply a double chipseal and fogseal; 720' x 12' = 8,640 s.f. @\$0.885 Asphalt Patching; 3 tons @\$300.00	\$ 7,650.00 \$ 900.00
4.	Rancho Lomas Way: (Section between Valli Mirada & Meehan residence) apply a double chipseal and fogseal; 590' x 18' = 10,620 s.f. @\$0.885 =	\$ 9,400.00
sub-total =		\$55,476.00
5.	Remaining Ranch Roads: Asphalt Patching: 15 Tons Asphalt Patching @ \$300.00 =	\$ 4,500.00
Total =		\$59,976.00