

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of June 10, 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 Stark, and Director Mulcahy were present; Director Costello was absent. A quorum was established.

Guest (s): None

General Manager Thompson requested that the agenda be amended to add the following items: Correspondence—County of SLO May audit report; Unfinished Business—Mike Hanks, IT webpage, and method of payment. Director Mulcahy made a motion to amend the agenda as presented, seconded by President Hamson. All were in favor. The motion carried.

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

Minutes:

Are there any corrections or additions to the minutes of May 13th? Being none, Vice President Tracy made a motion to approve, a second by President Hamson. All were in favor. Motion carries.

Financial Report: Are there any questions concerning the financial report?

Vice President Tracy made a motion to approve the financial report, a second by President Hamson. All were in favor. Motion carried.

Correspondence: The General Manager read the correspondence

County of SLO Trail Balance report of May 2026 received and showing a deposit amount of \$1,002.00.

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

MANAGER'S REPORT

Audit – GM Thompson reported the many challenges still occurring due to missing records. The CPA did say that the 2022 Audit is complete and they are working on 2024 & 2025 they are still compiling data and asking for information. They are in high hopes that by the 19th we should have drafts available for review. They did say that due to lack of recording keeping they will have recommendations regarding invoicing & check copies.

UNFINISHED BUSINESS

Road Maintenance – President Hamson sent out requests for bids to Ramsey, Mission Asphalt, Viborg, and Ferranti. Apodaca Paving does not chip seal. Then he followed up multi times by phone and received no response. The only company who responded to our bid request was Ramsey.

A motion was made by Director Mulcahy to approve Phase One of the road plan bid submitted by Ramsey in the amount of \$59,407.65, seconded by Director Stark. All were in favor. The motion carried.

President Hamson will contact Ramsey to schedule another road visit and have the project added to the work schedule.

Mike Hanks – GM Thompson reported that Mike Hanks has had difficulty cashing previously issued checks and requested monthly payment by Venmo or debit card.

During board discussion, Vice President Tracy said he could meet Mike at the bank to help cash the checks. GM Thompson also reported that she contacted American Riviera Bank about using Venmo to pay individuals or businesses and confirmed that no fees would be charged when using the debit card or bank account.

President Hamson made a motion to approve paying Mike Hanks by Venmo or with the IRCSD debit card, seconded by Director Stark. All were in favor. The motion carried.

GM Thompson stated that there were \$710 in outstanding checks, plus Mike's \$30 June payment, for a total of \$740. She proposed asking Mike to return the uncashed checks so they could be voided and reissued through Venmo or by debit card before the end of the fiscal year. President Hamson made a motion to approve paying Mike \$740 by Venmo or debit card, seconded by Director Stark. All were in favor. The motion carried.

FEMA – Vice President Tracy presented Ramsey's bid for FEMA repairs, followed by discussion and questions. The board noted that this work should have been completed two years ago. Although the repairs may have been possible, the additional costs incurred last year for attorney fees and overdue audit work led the board to discontinue pursuing FEMA and focus

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

instead on current road repairs. President Hamson asked Vice President Tracy to notify FEMA that the District's file may be closed. A motion was made by Director Stark to notify FEMA to close the District's file, seconded by President Hamson. All were in favor. Motion carries

NEW BUSINESS

2026-2027 Budget – GM Thompson presented the 2026–2027 budget, followed by discussion. Minor revisions will be made once all final figures are received at the end of the month. The board also discussed property tax assessment revenue and noted that it typically begins arriving in December and January. Vice President Tracy made a motion to approve the 2026–2027 budget, with changes as needed, seconded by Director Stark. All were in favor. The motion carried.

Board of Directors – Two directors' terms will expire in 2026. GM Thompson spoke with the County Elections Office about the election process, and the office will handle all election-related matters. She also has an information packet from the County Elections Office that must be returned by the end of June. A notice about the General Election board openings will be posted at the kiosk.

Resolution to Consolidate for the General Election – GM Thompson called for a vote on the resolution. With 4 ayes and 1 absent, the motion to approve the Resolution to Consolidate carried.

Resolution of Candidates Statement – GM Thompson corrected the resolution to state that voting costs will be paid by the District. She will make the change. GM Thompson then called for a vote to approve the resolution as amended. With 4 ayes and 1 absent, the motion carried.

Road Signs – Vice President Tracy informed the board that additional street signs are needed:

Grey Hawk missing Slow Dip sign, have pole; Hawk Ridge & Gray Hawk missing NO Outlet sign & pole; Hawk Ridge near 6350 missing Speed Limit sign, have pole; Independence Ranch Place & Ojas Azule need NO Outlet sign & pole; Avenida Trinidad & Ojas Azule need NO Outlet sign & pole.

President Hamson asked Vice President Tracy to present a bid for the street signs at the July meeting.

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

Dumpsters – Director Mulcahy noted that dumpsters on Ojas Azule and Rancho Lomas Way are approximately 25 feet from the roadway, while the CSD easement extends 50 feet. He stated that the dumpsters are both an eyesore and a hazard, as strong winds could blow them onto the road

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

or into the ditch. He also noted that the dumpsters are located within the right-of-way. President Hamson will contact San Miguel Garbage to ask why the dumpsters are placed there.

President Hamson stated that the Independence Ranch Rules and Guidelines should be reviewed to determine whether they address dumpsters. If not, a guideline should be added.

ADJOURNMENT

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

The next regular meeting is Wednesday, July 8, 2026, at 6:00 pm. San Miguel Senior Center.

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager