

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

Regular Board Meeting

San Miguel Senior Center

Minutes of December 10, 2025

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 Tracy, followed by the Pledge of Allegiance.

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

Guest (s): Diana & Tom Davis, Robert & Aja Holman, Frank Blumling

Public Comment on matter not on the agenda, there were none.

Minutes: Are there any corrections or additions to the minutes of November 12, 2025? Being none, President Tracy made a motion to approve, a second by Vice President Hamson. All were in favor. Motion carries.

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

Correspondence:

USDA (U.S. Department of Agriculture) Al Correale requested copies of the 2023 Audit, and current Insurance certificate he also noted that he would like to do a site visit at our mutual convenience.

RWG Law letter to the FPPC regarding the complaint.

FPPC letter to Mr. Charles Miller on the Complaint of the Conflict of Interest

Government Compensation in California Report – the report was listing all board members, their classification, elected position and if any income is received. Report is filed every April.

Ramsey Asphalt received from Scott Ramsey clarifying the recent work that was done. They placed 10 tons of asphalt on Golden Eagle, Bald Eagle and Grey Hawk Streets, the remaining 40 tons were place ranch wide, and all streets were cleaned.

County of San Luis Obispo audit report on funds received for Road/Street service charge as of December 8, 2025 is \$24,433.43. November \$17,544.43; December \$6,889.00.

MANAGER'S REPORT

Web Page: Verbal update. Mike had a family emergency and is behind a bit getting our preview to us. He is working on it. Mike Hanks will get a preview to us via email, Board members will be able to look at it and make comments, get them back to me.

Update and discussion on hiring a CPA for 2024-2025 Fiscal Year Audit:

I researched and found that Moss Levy Hatzheim, does the audits for Ground Squirrel Hallow. I contacted Moss Levy Hatzheim, LLP out of Santa Maria. They are taking new clients. I gave our information and it is being reviewed by their accountants. They will email or call me with an update.

UNFINISHED BUSINESS

Discussion and update on Bulletin Board repair: President Tracy installed the 20x14 lockable display bulletin board. He noted that it freed up other wall space for residents to post stuff. President Tracy noted please “no nails or screws”.

Missing Signage update and discussion – President Tracy discussed the missing culvert signs. Property owners are responsible for their own signage for culverts. The CSD to provide others. Vice President Hamson to research and find different culvert markers or signage and will bring information back to the January meeting.

NEW BUSINESS

LAFCO San Luis Obispo (Local Agency Formation Commission) – President Tracy, V. President Hamson & GM Thompson met with Rob Fitzroy & Imelda Marquez on November 21st to discuss the Municipal Service Review and Sphere of Influence Study. Our last review was done in 2015. The Municipal Service review is to identify solutions and to provide a plan. Some unique situations are “private roads open to the public” that the county will not maintain.

Information they are requesting is: any Capital Improvements/Capital Replacement plans; information regarding the plan and launch of new website and any information on the court case regarding the “private roads but open to the public”. President Tracy and V. President Hamson ask GM, Thompson to gather the information and email it to Imelda by Friday December 12th as requested.

Election of President & Vice President: President Tracy stated that this needs to be removed from the agenda, the elections take place in January. GM Thompson stated that the election of the President and Vice President occur in December with officers assuming position in January.

Discussion: President Tracy stated no that is not correct according to our current bylaws. We assumed CSD office in November of 2024 and were elected as President and Vice President in December. Therefore, election does not occur until January. GM Thompson said that is incorrect.

All previous bylaws state that the CSD President and Vice President are elected in December and take office in January. The bylaws that were revised on January 8, 2025 are not clear and concise and are not properly written. Director Costello agreed.

Vice President Hamson made a motion to move the election of CSD President and Vice President to the January meeting due to the unclear language in the current bylaws, a second by Director Costello. All were in favor. Motion carried.

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

Charles Miller email:

Director Mulcahy made comments regarding the latest email from Mr. Miller. Something needs to start happening. Where are we with our Attorney? Our money needs to be used in fixing our roads throughout the Ranch and not on attorney bills, does this meet the any elements of harassment now?

President Tracy said there are no more problems with the FPPC that case has been closed, and the Board of Engineers has not been in contact with me. We have done nothing wrong. We do not need to battle to fix our roads.

Director Costello where are we with legal counsel? Should a stern letter of cease and desist be written? Does this meet legal ground of harassment?

GM Thompson answered Director Costello questions regarding legal counsel. Our attorney is waiting to meet with President Tracy & V. President Hamson separately to discuss the situation. They are to set up the appointments. President Tracy & V. President Hamson should mention the letter to the attorney during their conversation with legal counsel. I will also inquiry. I will also ask about the matter of harassment.

Resident is attendance asked if this is regarding the 218 votes? Did Charles protest the 218 votes? Or is this about the conflict-of-interest complaint?

President Tracy stated that no one affected by the 218 protested nor did Mr. Miller. This complaint is all about me writing the engineering report this is not even a conflict of interest.

Director Mulcahy also noted that we need to get all the legal documents/records from the past board including all attorney's fees that were paid.

President Tracy said that we only received a couple of boxes of documents. All are lost from past boards are gone. We have nothing from the past board.

Further discussion was heard from residents in attendance.

Revise Bylaws:

A motion was made by Vice President Hamson to have GM Thompson review and bring revised Bylaw changes back to the Board at our January meeting for approval and adoption, a second by Director Costello. All in were in favor. Motion carries.

Mail Boxes:

Director Costello asked - can we get rid of the old mail box supports? Are they being saved for a reason? President Tracy said no, there is no need for them. V. President Hamson said let's take them out – we can all meet to take them out.

ADJOURNMENT

A motion was made by President Tracy to adjourn the meeting at 7:03 pm, a second by Director Costella. All were in favor. Motion Carried.

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

Respectfully submitted by:

Debbie Thompson

Debbie Thompson
General Manager