

Independence Ranch Community Services District

Regular Board Meeting

San Miguel Senior Center

Minutes of September 10, 2025

The meeting was called to order at 6:10 pm by President Tracy.

Pledge of Allegiance

Will the general manager please call roll

Present: President George Tracy, V President Greg Hamson, Director Matt Costello,

Director Bill Mulcahy Absent: Director Cinde Stark

A quorum was confirmed, with four of the five board members in attendance

Guest (s): Frank Blumling, Barbara Harmon, Richard Solis, John Hunter, Toni & Ken Reis

Minutes

Are there any additions or corrections to the minutes of August 13, 2025? Being none. Vice President Hamson made a motion to approve the minutes, a second by Director Costello. Motion carried.

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. Motion carried.

Public Comment

Richard Solis asked about Charles Miller and what is going on? it was noted that since it was not on the agenda we were not able to talk to about it at this time; Frank Blumling asked about the new tax assessment when will the CSD receive it? President Tracy explained how the tax assessments are received from the county; by a lump sum, monthly, quarterly or when a resident sells their property, money can trickle in at all times. Frank Blumling asked how much money will the CSD receive after the 218 vote was approved to raise the special tax assessment. President Tracy responded with \$125,000, before the raised tax assessment it was \$62,500. The increase was \$500 per property owner. Director Mulcahy noted that not all money will be dedicated to road repair, money is still owed on the USDA loan

Correspondence

General Manager – we received correspondence from SDRMA (Special District Risk Management Authority) on receiving the President's Special Acknowledgement Award – Property/Liability Program. On achieving no paid claims for the Property/Liability Program years 2020-2025.

Unfinished Business:

Vice President Hamson discussed again from last month the road repairs and estimates. Vice President Hamson talked with Viborg, Tatum & Faravanti they said they were not interested or were too busy to do the job, he tried to contact Freedom Construction and received no response back. Two (2) bids were received from Ramsey Asphalt and Apodaca Paving. Discussion was made regarding both companies. Apodaca will only do Hot Mix Asphalt – Patching for \$27,500; Ramsey will clean and kick broom roads, patch with hot asphalt, double chip seal, clean & prepare surfaces and fog seal for \$35,000.

Frank questioned Ramsey's estimate. How many tons of asphalt? Answer was given 50 tons.

John can you go back to Apodaca and ask if they will chip seal?. Answer – they will not, they will only hot patch.

Frank questioned – when could the repairs start? Vice President Greg said; we could have done within the next couple of months.

A motion was made by Director Costello, a second by Director Mulchay, to have Vice President Hamson contact Ramsey Construction and to move forward with road repairs. There being no further discussion, all were in favor.

Announcements

Frank said he wanted to complement Greg Hamson and Dena Price for all the hard work they did on putting all the information together regarding the 218 vote and mailing everything out at their expense.

Officer's Reports:

President Tracy:

I received no response from the FPPC on the personal complaint against me. Greg & I met with DA Jorgensen regarding the “concerned citizens” complaint and we will be monitored for awhile. I, and the board received an email from IRCSD former President on the complaint.

San Miguel Senior Center – Friday night Bingo; “Meals that Connect” is an organization that has been around for 36 years providing meals & networking for senior citizens from areas of Independence Ranch, Camp Roberts, San Miguel and Bradley. Today, I was involved in a luncheon they served here at the senior center it was a good turn. The luncheons we be held on Monday's and Wednesday's if anyone would like to come; the senior center is very active come out and support.

Vice President Hamson- none

Director Costello – none

Director Mulchay – none

Director Stark – none

General Manager-

Debbie reported on what she has been doing in the past 30 days of hire. She cleaned up and reconciled quick books. She & George met with Mike Hanks regarding the web page. Debbie & Mike will start cleaning up current web page and Mike Hanks will start a mock up of a new and improved web page and present a quote to Debbie to bring to the board for approval.

Comment on general manger's report: Richard suggested that the IRCSD obtain a lawyer, he feels that we are not being treated right.

New Business:

Discussion on future road repairs have been tabled at this time.

President Tracy added a new item; discussion on the Bulletin board at the mailboxes. It used to be covered and had enclosed glass it is worn out and needs to be replace. A motion was made by Vice President Hamson to have George get an estimate on replacing the bulletin board, a second by Director Costello. There being no further discussion, all were in favor.

Announcements:

The general manger called for a special meeting next week, either Monday or Tuesday. George will contact the Senior

Center and advice the general manager of available date.

Adjourn

There being no further business General Manager Thompson asked for a motion to adjourn the meeting. A motion was made by Vice President Hamson to adjourn, a second by Director Costello, all were in favor.

The meeting was adjourned at 7:05 pm.

Next Meeting October 8, 2025, 6:00 pm at the San Miguel Senior Center