

**Independence Ranch**  
Community Services District

**SPECIAL BOARD MEETING**  
**Wednesday, November 15th, 2010**  
 7:00 p.m. at 6285 Hawk Ridge Place, San Miguel, CA.  
[www.iranch.org](http://www.iranch.org)

**M I N U T E S**

**1. 7:00 PM OPEN SESSION / PLEDGE OF ALLEGIANCE / ROLL CALL**

Board members present: Don Duke, John Hunter, Carol Noe, George Tracy

Public Present: Jeremy Santoro from Lazy Hill Rd

**2. APPROVAL OF AGENDA FOR NOVEMBER**

Don Duke moved to approve, John Hunter seconded the motion. Motion was approved to adopt Agenda for November.

**3. APPROVAL OF MINUTES FROM THE REGULAR MEETING OF OCTOBER 13, 2010.**

Don Duke moved to approve, Carol Noe seconded the motion. Motion was approved.

**4. MANAGER REPORT**

Letters have been sent out to homeowners with driveway problems. I-Ranch now has a list of owners by tax bill address as well as site provided by the county at a cost of \$100.00. John Eulberg spoke with Dave Flynn, Deputy Director of Public Works regarding financing and etc. County does high-quality chip seal for \$30,000 a mile for a road 20 ft wide, which does not include base or preparation. George Tracy would like to get specifics on chip seal from county. John Eulberg will have a contract with Mike Hollarman at CPS for spraying by the next meeting. A time frame will be determined for spraying and notices will be sent to owners as well as posted on the Bulletin Board and Website. John Eulberg addressed to the board that due bank statements not being received by time of meeting to be published on the agenda. John Eulberg proposed to the board to be given authorization to have internet access to the account for auditing purposes. John Eulberg will not have authorization to pay bills or transfer funds out of the account. A motion was made to grant authorization to John Eulberg to internet access of bank accounts for the sole purpose of auditing information to present an updated amount in bank accounts at time of meetings and will not have authorization to pay bills nor have authorization to transfer funds out of accounts. George Tracy moved the motion, Don Duke seconded the motion. Motion was approved

**5. CONSENT ITEMS —**

**A. PAYABLES**

Don Duke moved to approve, George Tracy seconded the motion. Motion was approved.

2:56 PM  
11/05/10

**Independence Ranch CSD  
Warrant Register  
November 10, 2010**

Type	Num	Date	Name	Account	Paid Amount
Check	814	11/10/2010	Shaylee Rabener	1020 - Santa Lucia Bank	
				5105 - General Mgr./Sec/Treas.	-200.00
TOTAL					-200.00
Check	815	11/10/2010	Don Duke	1020 - Santa Lucia Bank	
				5111 - Internet Expense	-29.97
TOTAL					-29.97
Check	816	11/10/2010	John Eulberg SBS	1020 - Santa Lucia Bank	
				5105 - General Mgr./Sec/Treas.	-500.00
				5120 - Office Supplies	-100.00
TOTAL					-600.00

## B. TREASURER'S REPORT

### A. DISCUSSION OF FUTURE AUDIT REPORTS

John Eulberg is to present a copy of the audit reports to each member of the board. The board will look over audits and be discussed at next regular meeting.

### B. RECEIVE/FILE REPORT FOR OCTOBER 2010

John Eulberg notified the board after deducting this months payables there is a balance of \$5636.73 in the checking account and \$33,009.86 in savings. Don Duke motioned to approve, George Tracy seconded the motion. Motion was approved to file September Profit & Loss.

2:59 PM  
11/05/10  
Cash Basis

### Independence Ranch CSD Profit & Loss October 2010

	Oct 10
Income	0.00
Expense	
5100 - General Overhead Expenses	
5105 - General Mgr./Sec/Treas.	700.00
5120 - Office Supplies	168.27
Total 5100 - General Overhead Expenses	868.27
5400 - Professional Fees	
5405 - Accounting	6,000.00
Total 5400 - Professional Fees	6,000.00
5500 - Utilities	11.69
Total Expense	6,879.96
Net Income	-6,879.96

3:01 PM  
11/05/10  
Cash Basis

### Independence Ranch CSD Balance Sheet As of October 31, 2010

	Oct 31, 10
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 - Cash Summary	
1020 - Santa Lucia Bank	713.22
1040 - Savings SLB 2622623	38,009.86
Total 1000 - Cash Summary	38,723.08
Total Checking/Savings	38,723.08
<b>Other Current Assets</b>	
1300 - Current Assets	
1310 - Prepaid Expenses	16.24
Total 1300 - Current Assets	16.24
Total Other Current Assets	16.24
Total Current Assets	38,739.32
<b>TOTAL ASSETS</b>	<b>38,739.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
3010 - Opening Bal Equity	29,311.99
3020 - Retained Earnings	23,647.79
Net Income	-14,220.46
Total Equity	38,739.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>38,739.32</b>

## 6. DISCUSSION ITEMS

### A. WEED SPRAYING PROGRAM

As discussed in Managers Report

### B. DUMPING PROHIBITED SIGN AT CORNER OF PRESIDIO & RANCHO LOMAS.

Dumping of tumbleweeds and yard waste is taking place on private property and therefore is the owners responsibility to take action against the litterer.

### C. PROPERTY AT 6380 HAWK RIDGE

George Tracy sent e-mail to owner and is awaiting a response regarding drainage and culvert issues.

## **7. DIRECTOR / MANAGER COMMENTS**

Carol Noe spoke with Viborg and he will be sweeping the roads where he performed work. Don Duke would like to purchase 2-3 bags of cold patch to repair roads due to potholes and would like to be reimbursed from I-Ranch.

## **7. ADJOURNMENT**

George Tracy moved the motion, Don Duke seconded the motion. Motion was approved to adjourn the meeting at 8:45 pm. Next scheduled meeting will be held on December 8th, 2010 at 7:00 P.M. at 6285 Hawk Ridge Place, San Miguel, CA.

**FOR MORE INFORMATION OR WAYS TO CONTACT THE BOARD PLEASE  
VISIT OUR WEBSITE**

[WWW.IRANCH.ORG](http://WWW.IRANCH.ORG)