

Irish Beach Improvement Club

*A Not-For-Profit Community
Service Organization*



*PO Box 237
Manchester, California 95459
707-353-0453*

Parks, Recreation & Private Gated Beach Access

NOTICE OF A REGULAR MEETING OF THE IRISH BEACH IMPROVEMENT CLUB BOARD OF DIRECTORS LAKE POMO PARK THURSDAY, JANUARY 20, 2022 @11:00 AM

I. Call to Order/Roll Call/Announcements

The meeting was called to order at 11:06 am. Roll Call and Announcements were made. **Board of Directors** in attendance: Mike Dunbaugh, Patrick Robards, Allen Erwin, Rod Curbelo, and Denise Mendoza. **IBIC Members:** Darryl Datwyler, and Kristy & John Reynolds.

II. Items not on the Agenda *(Attendees may bring up items for discussion not on the agenda).*

ADC - CC&Rs

President Dunbaugh stated that members must be in good standing in order to be a member. He mentioned that this was enforced before any of the current Board members were involved, and the outcome did not resolve in a correction.

There were two non compliance issues last year. On one occasion a person who bought a home, built a fence out of compliance, and told us that she wouldn't change the fence. So our recourse was to take away the beach key, because IBIC owns the beach right of way. The second situation materialized last month, and the person wasn't aware of the CC&RS. It turns out the new home owner was a flipper and he's been very reasonably compliant stating that he will fix his lights which are not in compliance, and that he would contact the ADC in order to know what he needed to do with his paint color.

President Dunbaugh, after looking at our Membership, Dues & Initiation Fee policy, realized that there is no appeal process policy in place. Basically, our policy says “if you are not in compliance, we are going to let you know, and we’ll give you 90 days to bring it into compliance”. Until someone disagrees to the point where they are willing to pay a lawyer to take legal action against us. President Dunbaugh is relatively comfortable that our policy will provide us with some legal grounds, but to keep us from getting to that, he thinks it is necessary to have an appeal process built in to this policy and procedure.

The appeals process idea that President Dunbaugh introduced was to take two members of the ADC, one who serves a Chair, and three IBIC members of the community to meet with the member who has the appeal, and whatever the conclusion is, that’s the final decision. The IBIC Board will abide by it, and the land owner will have to abide by it. Otherwise, they will lose their beach key.

Annual Membership Meeting

President Dunbaugh pointed out that IBIC has an annual meeting coming up in May. This will be the first actual Annual Meeting in two years. President Dunbaugh asked Khadine to send a “save the date” to IBIC’s membership.

Pizza Oven

Another item not in the agenda was brought up by Khadine Forbes our administrative assistant. She mentioned that it might be a good idea to prepare a user guide for the Pizza Oven. Like what type of wood to use, temperature, and clean up details. This idea came up after a member asked about the requirements for using the Pizza Oven. President Dunbaugh suggested that it would be a good project for Vice-President Robards and Director Erwin to work on.

Health Screening

Khadine Forbes also mentioned that Mendonoma Health would like to have a community screening event in Irish Beach in 2022.

III. Communications

There were no communications of note.

IV. Approval of the Minutes, last regular Board meeting

The October 5th, 2021 BOD Draft Meeting Minutes were presented for approval. President Dunbaugh moved to approve the meeting minutes. Motion seconded by Director Curbelo. All approved. **Motion carried.**

V. Finance Report (quarterly)

a. *Dues Increases*

IBIC's Treasurer Denise Mendoza and Khadine Forbes IBIC's administrative assistant felt it was appropriate to increase IBIC's Annual Dues for 2022. Khadine Forbes mentioned that IBIC's Annual Dues were not raised for the past two years. They both decided that a 6% increase was appropriate given the current inflation rates. The Private Membership will increase from \$325 to \$345, and the Business Membership will increase from \$485 to \$515 respectively. IBIC Initiation Fee will also be increased from \$721 to \$782. Director Curberlo moved to approve the 2022/23 annual dues increase. Motion second by Vice-President Robards. All approved. **Motion carried.**

Quartely Report (4th – 2021)

Khadine Forbes provided a financial summary. IBIC began 2021 with a balance of \$130,353 and it closed the year with a total of \$163,551.14. The increase was due to IBIC exceeding their estimated income by 10%, and keeping expenses to a minimum. Financials were excellent in 2021.

Budget 2022

The Budget was presented by Khadine Forbes, and it was approved without reservation. The 2022 budget is based on dues contributions from an anticipated 203 memberships (161 Private – 42 Business), the ADC Permit Fees and Miscellaneous Income such as Beach Gate Pass Fees and Logo Store Sales.

IBIC's projected budget for 2022 is \$84,089 in total revenue and \$72,968 in total expenses.

b. *Taxes (discussion)*

President Dunbaugh mentioned that Khadine Forbes, IBIC's Administrative Assistant, has done a wonderful job staying on top of our taxes. He mentioned that Khadine found some mistakes made by our tax preparer in IBIC's 2020 return. We are currently waiting for IBIC's 2020 amended return.

VI. Old Business

a. Beach Parking

President Dunbaugh has not received any updates from the Coastal Commission. He will reach out again in a month. So far, \$75,000 has been paid to the engineering firm seeking a permit for our beach parking lot. The rough estimates we received two years ago for this project was \$200,000. The Coastal Commission was pretty clear stating that IBIC cannot go back and build what we already had, just maintain what remains.

b. Postal Service Mail Boxes

Director Curbelo provided an update in regards to the mailbox “red tag”. Director Curbelo spoke with the Mendocino County Department of Transportation manager in regards to a potential encroachment violation.

The MCDT wants IBIC to pave the area in between the edge of the road and the mailbox so it doesn’t degrade the curb when people are pulling over. Director Curbelo expressed to him that IBIC will do their best to complete the project in a timely manner.

Vice-President Robards mentioned that the new bulletin board is almost ready to put up! He suggested dividing the bulletin board in sections so it’s easy to keep it clean and organized.

VII. New Business

a. New Board Member(s)

Openings are still available. President Dunbaugh moved to approved two new IBIC members from the last quarter of 2021. **Motion approved.** All in favor.