



Irish Beach Improvement Club

A Not-For-Profit Community Service Organization

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Membership, Dues & Initiation Fee Policy (r13)

Revised January 20, 2024

The purpose of this Policy is to set standards regarding IBIC membership including initiation and dues requirements. The IBIC Board of Directors will update this policy as required to reflect annual dues and initiation fee adjustments (increases/decreases).

Definitions:

Private Membership

Those members who own property in Irish Beach for their personal use and do not rent the property to others or otherwise derive income from their property dependent on IBIC Membership.

Business Membership

Those members who derive income dependent on IBIC membership from the use of their property. Such sources of income include but are not restricted to, weekend rental and long-term permanent rental of their home(s). This does not include those members who do home businesses, such as arts or crafts for sale that do not depend on or relate to IBIC Membership.

Member in Good Standing

IBIC members must continue to be a "member in good standing" to be eligible to enjoy all the privileges of IBIC membership. That includes:

- Continued ownership of property within the Irish Beach Water District
- Payment of all current IBIC dues and assessments
- Compliance with applicable IBIC Policies
- Maintenance of their qualifying property in accordance with County of Mendocino requirements, Architectural Design Committee Design Guidelines, and the Irish Beach Subdivision CC&Rs

Notes:

- One membership is **not effective** for two properties. Separate memberships are required for each property a member wants to have **Beach Road access or other IBIC privileges**.
- Members who rent their homes out **but do not grant the renter(s) Beach Road access or other IBIC privileges**, are considered Private Members, not Business Members

Dues & Initiation Fees:

1. The Irish Beach Improvement Club Initiation Fee and dues for the 2024-2025 membership year are:
 - Initiation Fee \$1,035
 - \$380 for Private Membership
 - \$600 for Business Memberships.
2. IBIC Membership year is from April 1 through March 31.
3. The billing/ payment schedule is:
 - January IBIC Board Meeting - IBIC Board of Directors determines annual membership dues
 - February 15 – Transmittal of the Dues Billing to Members
 - April 1 - Dues due date
 - A 10% late payment penalty applies after April 1
 - May 1 - Dues are considered delinquent
 - Loss of eligibility to vote at the annual meeting (dues must be paid 1week prior to the annual meeting for members to be eligible to vote on items before the general membership)
 - May 31 - If dues are not paid, membership is terminated
 - Beach Gate Passes are deactivated
 - June 30 – Initiation fee forfeited and new initiation fee required to reactivate membership.

4. Membership dues are prorated for the number of months remaining in the membership year from the date a new member joins IBIC beginning 2 months after the start of the Membership year (May 31). The policy to prorate dues only applies to eligible property owners who have never been an IBIC member previously.
5. Dues may be adjusted annually as required for inflation and operational and maintenance expenses as determined by the Board of Directors. Dues increases are limited to a maximum of 20% greater than the previous year. Dues increases greater than 20% in any one year require the majority vote of the IBIC membership.
6. Initiation fees are normally reserved for Capital Improvements as determined by the Board of Directors. Initiation fees are adjusted annually as required for inflation and a prorated share of capital improvements performed in the previous year as determined by the Board of Directors. Since Capital Improvements benefit all eligible properties, both IBIC Members and non-members, and IBIC Members have already contributed to Capital Improvements and non-members have not, it is fair to include a prorated portion of the added value of Capital Improvements in the initiation fee for those properties who have yet to join IBIC. Proration shall be determined based on the total percentage of eligible properties who are not yet IBIC Members.

General Policies:

1. Eligibility for IBIC membership is the ownership of a property within the Irish Beach Water District. Only one membership may be granted for each property owned by a person or persons.
2. Initiation fees and dues for the remaining part of the member year are required when an eligible property owner initially applies for membership. Initiation fees are required to reinstate memberships when a membership has lapsed or has been terminated for any reason.
3. Applications for IBIC Membership must be approved by a member of the IBIC Board of Directors prior to acceptance.
4. Renters (weekend or full time) of Business Member properties are considered guests of members and may use IBIC facilities and Beach Access. It is incumbent on the Business Member to provide a Beach Road gate card to the guest. IBIC will not issue Beach Road Gate access cards directly to a renter unless directed so by the member at the member's expense in accordance with the gate pass policy.
5. A member who fails to keep their IBIC Membership in Good Standing is considered delinquent and, as applicable, they may be subject to loss of membership privileges, late fees, and termination as reflected above. The Board of Directors will review all such cases at regular Board meetings. Membership termination for any other reason than failure to pay IBIC Membership dues requires IBIC Board of Directors approval.

When the Board of Directors votes to terminate a membership, the member shall be provided a written notice of termination stating the reason for termination and a 90-day grace period to correct the causes for termination. Terminated members will be requested to return any IBIC property such as beach gate passes. Regardless if returned or not, beach gate passes assigned to terminated memberships will be deactivated. A terminated member who qualifies for membership may re-apply as a new member and be granted membership with the payment of an initiation fee and dues and correction of existing causes of termination. Proration of dues is not available for eligible property owners who fail to keep their membership current.

6. Appeal. Members whose membership has been terminated/suspended by the board due to non-compliance with Irish Beach Improvement Club (IBIC) CC&Rs have thirty (30) days to appeal the board's decision. The thirty-day period begins on the date noted on the letter notifying the member that their privileges have been suspended/terminated.

A member's notice of appeal must be submitted in writing to any member of the IBIC Board. Once notified of the request for appeal, the Board will designate an appellate committee. The appellate committee will consist of two members of the Architectural Design Committee (ADC) and three members of the Irish Beach Improvement Club community. One of the ADC committee members will be the chair of the committee. The appealing member has the opportunity to examine the names and to suggest alternative member names for consideration.

The appellate committee will meet within thirty days of receipt of the Notice of Appeal and hear all pertinent evidence. The appealing party must present clear and convincing evidence justifying a variance or exemption from the CC&Rs. The evidence must be submitted in writing and can include photographs and or documents explaining why the member is seeking to be exempted from the CC&Rs. If the member presents such evidence, the appellate committee has the power to grant an exemption or variance from the CC&Rs.

The appellate committee's decision will be made in writing within ten days of the presentation of all pertinent evidence by the appellant. The appellate committee's decision will be final and transmitted to the Appellant and the IBIC Board.

7. Members may request that their membership be placed on a leave of absence at any time. No IBIC dues are required for members on a leave of absence. Beach Road gate passes must be returned when a member requests a membership leave of absence. If not returned all such cards will be deactivated (reactivation fee applies). When a member desires to reactivate their membership, their Beach Gate cards will be returned and full membership privileges reinstated upon notification of IBIC and payment of current dues. Proration of dues is available to members who have been granted a leave of absence.
8. From time to time the IBIC Board of Directors may conduct membership drives and for a limited period of time wave or modify any provision of this policy.
9. Copies of this policy and any other policies that impact membership shall be provided to all new members and annually to all members concurrently with membership dues notices. Payment of dues signifies the IBIC Member's agreement to all membership policies.