



Irish Beach Improvement Club

A Not-For-Profit Community Service Organization

P.O. Box 237
Manchester, CA 95459
P. (707) 353-0453

MINUTES OF A REGULAR MEETING OF THE
IRISH BEACH IMPROVEMENT CLUB BOARD OF DIRECTORS
MEETING PLACE: MEETING PLACE: REDWOOD COAST FIRE DISTRICT
19601 S.HWY 1, MANCHESTER
SATURDAY, OCTOBER 18, 2025 @ 10 AM

I. Call to Order/Roll Call/Announcements

President Thorne called the meeting to order at 10:00 a.m. **Board of Directors in attendance:** President Thorne, Vice President Raphael, Treasurer Vaughn, Secretary Regan, Director Erwin, and Director McGehee. Director Ballou absent. **Staff in attendance:** Club Administrator Forbes.

II. President

a. Welcome

President Thorne opening and welcome to the membership

b. Communications

No communications for 10/18/2025.

c. Approval of Last Regular Meeting Minutes 07.19.25

President Thorne moved to approve as presented. Second, by Mike Regan. All in favor with adjustment for John McGehee's vote on Quickbooks. Motion passed.

III. Committee Reports

a. Finance Committee

Treasurer Vaughn reported on 2025 expenditures to date:

End of Q3 Account Balances

RWCU Checking Account: \$67,542
RWCU Money Market Account: \$12,669
RWCU Savings Account: \$148
RWCU Certificate of Deposit: \$84,425

b. Lake & Park Committee

The lake and park committee met in the months leading up to October and determined the existing infrastructure of drainage is functioning. The existing piping is a 6-inch diameter siphon PVC pipe laid into the middle of the dam with a siphon release valve and the exit portion approximately 80 feet below the dam road.

Discussion by President Thorne on creating a documented process for running the drain once a stable process has been determined.

Treasurer Karen Vaughn with a motion to open the drain until water runs clear starting some time after December 1st (rainy season) along with daily monitoring from the Lake & Park Committee in addition to Patrick Robards lake records request from Mendocino County. Second, by President Emily Thorne. All in favor. Motion passed.

c. ADC

Vice President Jess Raphael serving as ADC liaison brought up two items from ADC for IBIC concerning properties

1. Property on Cypress Point Rd with fencing and shed built without any submission of Major Exterior Project (MEP) as required by CC&Rs. Referred to IBIC for correspondence.
2. Property west of Highway 1 with shed that has not been submitted as a Major Exterior Project (MEP) as required by CC&Rs. Application submitted by owner to IBIC previously after the fact but not followed up on. Application will be forwarded from IBIC to ADC.

Discussion by President Thorne on creating a documented policy on CC&R compliance process for notifications and actions.

d. Old Business

Discussion on path from east side of southern part of Irish Beach across highway 1 to the beach road. Landowners not willing to grant walking path easement along their property.

Action for Lake & Park Committee to explore alternatives on crossing highway 1 by foot from the east side of the community.

e. New Business

IRS Tax Delinquency Notice

Based on tax filing date noted by IRS, we owe a fine of around \$2,800 for missing the tax filing date despite a dispute on mailed date of filing extension. Khadine sent an abatement letter with documentation on mailed date as we dispute the fine and pay for 2024 taxes.

IBIC Logo Store

President Thorne moved to hold any additional purchases for the store and only keep existing stock until we decide later what our store strategy is. Second, by Treasurer Vaughn. Opposed by VP Raphael, All else in favor. Motion passed.

IBIC Physical mailbox in Irish Beach

President Thorne moved to get local physical mailbox (one time fee of \$50) using Gazebo Park address. Second, by Secretary Regan. All in favor. Motion passed.

ADC Liaison

President Thorne moved to appoint Jess Raphael as ADC Liaison to IBIC. Second, by Treasurer Vaughn. All in favor. Motion passed.

Discussion on Firewise community

President Thorne investigated information on creation of a Firewise Community, which is a volunteer-led and opt-in program for the neighborhood to develop and run a program that increases fire safety along with potential insurance benefits for homes that participate. President Thorne to gather information and interest.

IV. **Open Floor**

Social Committee

Laura Erwin provided update on Labor day event – 83 people with a full menu of hot dogs, hamburgers and pizza. Total food cost was \$462 and thank you to all the volunteers on a fun event.

V. **Closed Session**

Vice President Raphael moved to eliminate role for administrative functions and change to task/category contracts by the end of CY 2025 with follow up meetings to determine need for contracts. Second, by Secretary Regan. Director McGehee opposed, all else in favor. Motion passed.

VI. **Adjournment**

President Thorne adjourned the meeting at 12:10 p.m.