



IRISH BEACH IMPROVEMENT CLUB

2024 Annual Report

Mission: To preserve and improve the community of Irish Beach

1966 ARTICLES OF INCORPORATION (article III)

"This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California"

Organization

The 2024 IBIC Board of Directors

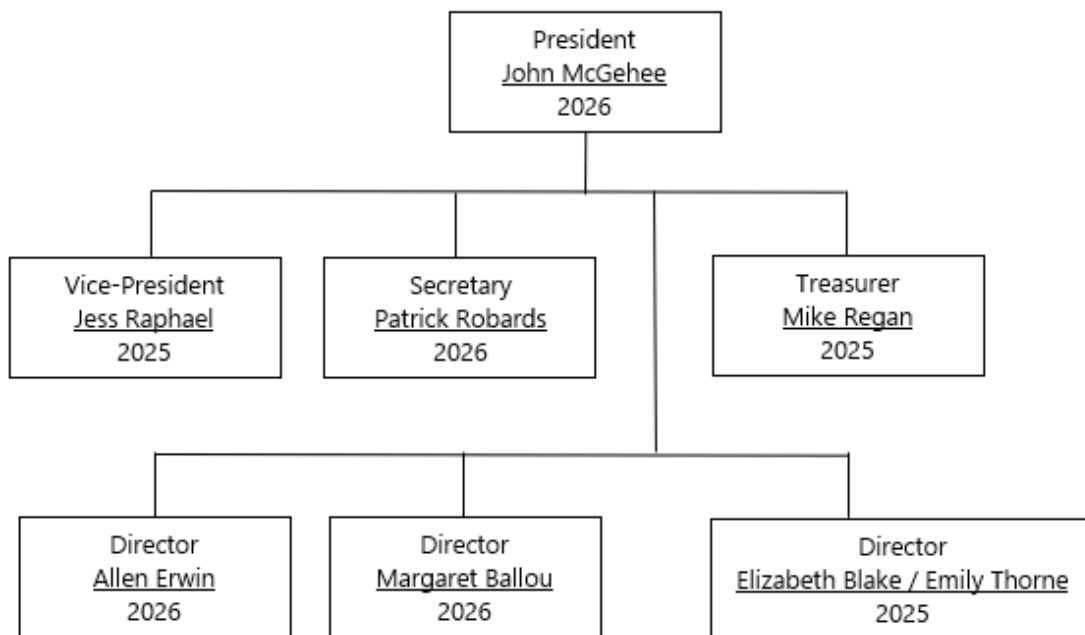
In 2024 we had one resignation from the Board and one new member added.

John McGehee – President
Jess Raphael – Vice/President
Patrick Robards - Secretary
Mike Regan - Treasurer
Allen Erwin – Director
Margaret Ballou – Director
* Elizabeth Blake / Emily Thorne – Director

- * In August 2024, Elizabeth Blake resigned from her position on the Board. Emily Thorne was appointed by the Board in October 2024 to fill the vacancy.

IBIC Board of Directors Organization Chart

2024



The Committees

The Board of Directors did not do it all. The workload was shouldered by the following Committees:

IBIC Committee Chairs

2024

Architecture Design	RJ Dial
Parks	Patrick Robards
Beach Road	Allen Erwin
Social	Khadine Forbes
Logo Store	Vera-Lee Kaiser
IBIC Website	John McGehee

IBIC Staff

Khadine Forbes is IBIC's Executive Administrative Assistant and continues to work to maintain records, membership communications, and so many other functions of keeping the organization running.

In 2024, Jesse Russel was employed as the organization's caretaker. In early 2025, the Board of Directors made the decision to restructure the organization and transition this position from an employee-based model to a contractor-based structure. This decision was made with the intent of being fiscally responsible and ensuring we are making the most efficient use of our members' funds.

Volunteers

At the heart of our organization are the incredible volunteers who give their time, energy, and talents to support our mission. Whether you're helping at an IBIC event, setting up or cleaning up, maintaining our parks, trails, beach road, or access points — your contributions make a meaningful difference every single day.

Your dedication is what keeps this organization going. You are the hands, feet, and spirit behind everything we do, and we are truly grateful for the time and care you put into our community.

Thank you for being the driving force that helps us grow, serve, and thrive. We couldn't do it without you!

Financial Report

IBIC began 2024 with a balance of \$108,534 and it closed the year with a total cash flow of \$100,528.

2024 concluded our large expenditures on the beach road, one of the most treasured parts of the club. The ability to spend close to \$150,000 over 2023 & 2024 for the beach access road was due to capital expense savings from membership dues over the last decade. The planning involved in this from previous budgets accounted for setting aside money every year - thank you to all Irish Beach Improvement Club members and leadership over the last decade on a mission accomplished!

We also made many decisions to begin fully logging and accounting for the expenses side of our budget so that we could begin to measure the ongoing operating needs. This included carefully categorizing all staffing tasks and work completed. Additionally, later in the year we moved forward with restarting our long-term plan so that we could determine from a combination of money inflow and outflow what our target expenses will be five, ten, or thirty years from now. This has set us up with several actions in 2025 to strengthen our financial standing and align membership dues, annual expenses, and long-term capital improvements.

As of May 2025, the work to balance budgets and capital improvements beyond our current fiscal year has not been finalized but we are ready to share our draft conclusions and a lot of it will be based on feedback from the membership about big questions like the future of Pomo Lake and the setting of private versus business annual dues. Thank you in advance for your feedback and volunteering your time to learn and respond to issues impacting your shared community property!



Irish Beach Improvement Club

PROFIT & LOSS

January - December 2024

		TOTAL
<u>Income</u>		
Memberships	\$	85,335
Fees	\$	8,885
Misc Income	\$	5,956
Contributions	\$	5,583
Total Income	\$	105,759
<u>Expenses</u>		
General Operations	\$	5,595
Office / Admin	\$	2,053
Labor	\$	41,373
Profesional Services	\$	519
Taxes & Government Fees	\$	4,969
Insurance	\$	5,320
Social	\$	4,830
Maintenance	\$	5,322
Projects (<i>Beach Road</i>)	\$	43,786
Contingency		
Total Expenses	\$	113,766
Profit/ (Loss)	\$	(8,007)



Irish Beach Improvement Club 01/01/24 - 12/31/24 Treasurer's Report Q4 - End of Year

Account Balances

	Beginning Balance	End of Q1	End of Q2	End of Q3	End of Q4
RWCU Checking Account	17,842	\$53,419	\$26,519	\$21,860	5,899
RWCU Money Market Account*	12,455	\$12,489	\$12,521	\$12,553	12,594
Operating Reserves	9,182	7,686	5,934	590	158
Capital Improvement Reserves	3,273	\$4,803	\$6,588	\$11,963	12,426
RWCU Savings (Capital Improvement Reserves)	148	\$148	\$148	\$148	148
RWCU Certificate of Deposit	78,088	\$79,044	\$80,012	\$81,002	81,896
Total Cash	108,534	145,101	119,200	115,563	100,528

Fund Allocations (See Notes 1, 2 & 3 below)

	Beginning Balance	End of Q1	End of Q2	End of 3rd Qtr	End of 4th Qtr
Operations (Checking + Cash+ Operating Reserves + CD)	\$105,113	\$140,149	\$112,464	\$103,452	\$87,993
Capital Improvement (Capital Improvement Reserves + Savings)	\$3,421	\$4,951	\$6,736	\$12,111	12,574
Total Cash	\$108,534	\$145,101	\$119,200	\$115,563	\$100,528

Fund Allocations Notes:

1. Interest for the Money Market Account and CD is split between Operating Reserves and Capital Improvement. (\$0/\$0)
2. All Initiation Fees are added to Capital Improvements fund.
3. All Project Costs are subtracted from Capital Improvement funds (Capital Improvement funds adjusted for first 3 quarters project expenses with 3rd quarter report).

Bank Account Reconciliation

	End of Q1	End of Q2	End of Q3	End of Q4
RWCU Checking Account				
RWCU Statement Balance	\$53,419.01	\$26,518.98	\$21,860.42	\$5,898.90
Less Outstanding Checks				
Add Deposits in Transit				
IBIC Register Balance	\$53,419.01	\$26,518.98	\$21,860.42	\$5,898.90
RWCU Money Market Account				
RWCU Statement Balance	\$12,489.23	\$12,521.26	\$12,552.69	\$12,594.20
Less Outstanding Checks				
Add Deposits in Transit				
IBIC Register Balance	\$12,489.23	\$12,521.26	\$12,552.69	\$12,594.20
RWCU Savings Account				
RWCU Statement Balance	\$148.22	\$148.28	\$148.33	\$148.37
Less Outstanding Checks				
Add Deposits in Transit				
IBIC Register Balance	\$148.22	\$148.28	\$148.33	\$148.37
RWCU Certificate of Deposit				
RWCU Statement Balance	\$79,044.12	\$80,011.51	\$81,001.54	\$81,896.20
IBIC Register Balance				\$81,896.20
IBIC Register Balance				\$81,896.20

Significant Transactions & Transfers (> \$5,000 or 5% of Total Assets)

5/8/24	Donati Asphalt	\$15,550
5/10/24	Donati Asphalt	\$17,550
5/14/24	Donati Asphalt	\$8,500

Irish Beach Improvement Club
01/01/24 - 12/31/24
Treasurer's Report Q4 - End of Year

	2024 Budget	Q1	Q2	Q3	Q4	YTD	To Go	Notes
<u>Summary</u>								
<u>Total Income</u>	<u>\$100,845</u>	<u>\$61,147</u>	<u>\$31,814</u>	<u>\$11,666</u>	<u>\$1,132</u>	<u>\$105,759</u>	<u>(\$4,914)</u>	
	<u>Budget</u>	<u>Total Budget</u>						
<u>Total Expenses</u>	<u>\$132,181</u>	<u>\$137,714</u>	<u>\$24,581</u>	<u>\$57,714</u>	<u>\$15,303</u>	<u>\$16,168</u>	<u>\$113,766</u>	<u>\$23,949</u> See Note 2
<u>Income</u>	<u>2024 Budget</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>2024 YTD</u>	<u>To Go</u>	<u>Notes</u>
Membership Income								
Private Memberships (est 161)	\$60,040	\$37,706	\$18,713	\$3,509	\$86	\$60,015	\$25	\$380 Dues
Business Memberships (est 42)	\$25,800	\$16,200	\$8,900	\$220	\$0	\$25,320	\$480	\$600 Dues
Initiation Fees (est 2)	\$2,070	\$1,035	\$1,035	\$4,865	\$0	\$6,935	(\$4,865)	\$1,035
Transfer Fees (est 5)	\$3,750	\$1,000	\$250	\$0	\$0	\$1,250	\$2,500	\$750
<u>Total Membership Income</u>	<u>\$91,660</u>	<u>\$55,941</u>	<u>\$28,898</u>	<u>\$8,594</u>	<u>\$86</u>	<u>\$93,519</u>	<u>(\$1,859)</u>	
Architectural Design Committee								
Permit Fees	\$800	\$400	\$100	\$100	\$100	\$700	\$100	
<u>Total Permit Fees</u>	<u>\$800</u>	<u>\$400</u>	<u>\$100</u>	<u>\$100</u>	<u>\$100</u>	<u>\$700</u>	<u>\$100</u>	
Miscellaneous Income								
Gate Pass Fees	\$500	\$110	\$202	\$245	\$20	\$577	(\$77)	
Logo Store (Sales)	\$2,800	\$105	\$13	\$1,324	\$0	\$1,442	\$1,358	
Interest	\$4,885	\$990	\$999	\$1,022	\$926	\$3,937	\$948	
Other		\$0	\$0	\$0		\$0	\$0	
<u>Total Miscellaneous Income</u>	<u>\$8,185</u>	<u>\$1,205</u>	<u>\$1,214</u>	<u>\$2,591</u>	<u>\$946</u>	<u>\$5,956</u>	<u>\$2,229</u>	
Contributions (Beyond Dues-Unbudgeted)								See Notes 1, 2, 3, & 4
General Contributions		\$1,496	\$837	\$331	\$0	\$2,663		
Beach Parking Lot Restoration Contributions		\$1,110	\$615	\$50	\$0	\$1,775		
Highway 1 (Mowing) Contributions		\$0	\$0	\$0	\$0	\$0		See Note 5
Pavilion (Pizza Oven) Contributions		\$0	\$0	\$0	\$0	\$0		
Pomo Lake Restoration Contributions		\$260	\$100	\$0	\$0	\$360		
Beach Road Contributions		\$735	\$0	\$0	\$0	\$735		
Social Committee Contributions		\$0	\$50	\$0	\$0	\$50		
Gertrude's Garden	\$200	\$0	\$0	\$0	\$0	\$0		
<u>Total Contributions Income</u>	<u>\$200</u>	<u>\$3,601</u>	<u>\$1,602</u>	<u>\$381</u>	<u>\$0</u>	<u>\$5,583</u>		
TOTAL INCOME	<u>\$100,845</u>	<u>\$61,147</u>	<u>\$31,814</u>	<u>\$11,666</u>	<u>\$1,132</u>	<u>\$105,759</u>	<u>(\$4,914)</u>	

Notes

- Contributions are not budgeted income, however they are reported under Miscellaneous Income.
- Contributions are added to the expenses budget approved by the BOD in January. This results in a Total Budget available to spend.
- Expenses "To Go" shows the remaining balance for the Total Budget category that includes contributions. General contributions beyond dues are included in Contingency Expenses.
- Contributions to normal IBIC budget responsibilities are not carried over year-to-year. Multi-year projects and associated contributions are tracked in Project Reporting.
- Contributions for activities outside IBIC's responsibilities (e.g., Highway 1 maintenance) are accumulated year-over-year. Accumulated unspent contributions carried over from the previous year for non-IBIC responsibilities are shown in the "Approved Budget" Column of Expenses for the current year. Likewise if there are accumulated expenses from previous year(s) greater than funded by contributions they are shown in the "Approved Budget" column of Expenses as a negative for the current year (Expenditures for non-IBIC responsibilities are restricted to funds contributed for that purpose and normally cannot be drawn from IBIC dues or other IBIC income).

Irish Beach Improvement Club
01/01/24 - 12/31/24
Treasurer's Report Q4 - End of Year

2024 Budget										
Expenses	See Notes 2 & 4			Q1	Q2	Q3	Q4	YTD	To Go (See Note 3)	Notes
	Approved Budget	Contributions	Total Budget							
General Operations Expenses										
Waste Services	\$2,500		\$2,500	\$275	\$583	\$584	\$390	\$1,832	\$668	
IBWD Water	\$1,250		\$1,250	\$2	\$2	\$488	\$54	\$546	\$704	
PG&E	\$225		\$225	\$54	\$2	\$50	\$26	\$132	\$93	Beach Road disconnected
Septic Service	\$2,500		\$2,500	\$560	\$640	\$640	\$480	\$2,320	\$180	
Telephone	\$850		\$850	\$137	\$476	\$78	\$74	\$765	\$85	
Total General Operations Expenses	\$7,325	\$0	\$7,325	\$1,028	\$1,703	\$1,841	\$1,023	\$5,595	\$1,730	
Office/Admin Expenses										
PO Box & Postage	\$300		\$300	\$247	\$8	\$22	\$9	\$286	\$14	
Office Supplies	\$1,000		\$1,000	\$246	\$1,203	\$0	\$72	\$1,521	(\$521)	
Web Site, Cloud Storage, & Email	\$200		\$200	\$149	\$9	\$9	\$9	\$176	\$24	Website Domain Paid for two years
Community Center Rentals	\$70		\$70	\$70	\$0	\$0	\$0	\$70	\$0	
Total Office/Admin Expenses	\$1,570	\$0	\$1,570	\$712	1,220	\$31	\$90	\$2,053	(\$483)	
Labor										
Administrative Assistant & Bookkeeper	\$32,760		\$32,760	\$7,818	\$6,639	\$6,366	\$6,385	\$27,208	\$5,552	Includes 5% Sick Leave
Caretaker	\$13,614		\$13,614	\$3,137	\$3,077	\$4,037	\$3,913	\$14,165	(\$551)	
Total Labor Expenses	\$46,374	\$0	\$46,374	\$10,955	\$9,717	\$10,403	\$10,298	\$41,373	\$5,001	
Professional Services										
Accounting & Payroll Processing	\$550		\$550	\$444	\$24	\$24	\$24	\$516	\$34	
Legal	\$0		\$0	\$0	\$0	\$0		\$0	\$0	
RCU Banking Fees	\$0		\$0	\$0	\$3	\$0	\$0	\$3	(\$3)	
Total Professional Services Expenses	\$550	\$0	\$550	\$444	\$27	\$24	\$24	\$519	\$31	
Taxes & Government Filing Fees and Licenses										
Property Taxes	\$875		\$875	\$0	\$0	\$0		\$0	\$875	
Charitable Trust Tax	\$75		\$75	\$500	\$0	\$0	\$50	\$550	(\$475)	Penalty 2021
Federal Taxes	\$0		\$0	\$4,945	(\$5,014)	\$0	\$10	(\$59)	\$59	Penalty 2021 & 2022
Corporate Filing Fee	\$0		\$0	\$0	\$0	\$25	\$0	\$25	(\$25)	
Payroll Tax	\$6,492		\$6,492	\$1,015	\$954	\$887	\$1,162	\$4,018	\$2,474	
SWRCB Water License Annual Fee	\$300		\$300	\$0	\$0	\$0	\$350	\$350	(\$50)	
Sales Tax	\$225		\$225	\$85	\$0	\$0	\$0	\$85	\$140	2023
Total Taxes & Government Fee Expenses	\$7,967	\$0	\$7,967	\$6,546	(\$4,061)	\$912	\$1,572	\$4,969	\$2,998	
Insurance										
General Liability & Property	\$2,880		\$2,880	\$0	\$0	\$0	\$2,631	\$2,631	\$249	2023/24 Renewal
Workers Comp	\$1,550		\$1,550	\$1,521	\$0	(\$144)	\$0	\$1,377	\$173	Dividend Refund
Officers & Directors	\$1,500		\$1,500	\$0	\$1,312	\$0	\$0	\$1,312	\$188	
Total Insurance Expenses	\$5,930	\$0	\$5,930	\$1,521	\$1,312	(\$144)	\$2,631	\$5,320	\$610	

Irish Beach Improvement Club
01/01/24 - 12/31/24
Treasurer's Report Q4 - End of Year

2024 Budget

Expenses	See Notes 2 & 4			Q1	Q2	Q3	Q4	YTD	To Go (See Note 3)	Notes
	Approved Budget	Contributions	Total Budget							
Social										
Logo Store	\$2,500		\$2,500	\$1,909	(\$2)	\$430	\$0	\$2,337	\$163	Logo store expenses will be allowed to increase beyond budget to replenish supplies if Logo Store sales exhaust inventory.
Social Committee	\$2,280		\$2,280	\$64	\$909	\$1,481	\$0	\$2,454	(\$174)	
Recognition & Awards	\$300		\$300	\$0	\$39	\$0	\$0	\$39	\$261	
Total Social Expenses	\$5,080	\$0	\$5,080	\$1,973	\$946	\$1,911	\$0	\$4,830	\$250	
Maintenance Expenses										
Beach Road, Parking Lot & Gate	\$4,500		\$4,500	\$1,185	\$2,740	\$0	\$77	\$4,002	\$498	
Pomo Lake & Gazebo Parks	\$3,000		\$3,000	\$217	\$325	\$324	\$453	\$1,319	\$1,681	
Highway 1 (mowing)	\$2,885		\$2,885	\$0	\$0	\$0	\$0	\$0	\$2,885	
Total Maintenance Expenses	\$10,385	\$0	\$10,385	\$1,402	\$3,066	\$324	\$530	\$5,322	\$5,063	
Capital Improvement Project Expenses										See Note 4 & See Project Cost Reporting
Pomo Lake Restoration	\$15,000	\$360	\$15,360	\$0	\$0	\$0	\$0	\$0	\$15,360	On Hold
Beach Road Restoration Project	\$32,000	\$735	\$32,735	\$0	\$43,786	\$0	\$0	\$43,786	(\$11,051)	
Beach Parking Lot Restoration Phase 2	\$0	\$1,775	\$1,775	\$0	\$0	\$0	\$0	\$0	\$1,775	
Total Project Expenses	\$47,000	\$2,870	\$49,870	\$0	\$43,786	\$0	\$0	\$43,786	\$6,084	
Contingency		\$2,663	\$2,663	\$0	\$0	\$0		\$0	\$2,663	
TOTALS	\$132,181	\$5,533	\$137,714	\$24,581	\$57,714	\$15,303	\$16,168	\$113,766	\$23,949	

Irish Beach Improvement Club
01/01/24 - 12/31/24
Treasurer's Report Q4 - End of Year

Project Cost Reporting

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total	Notes
Pomo Lake Shed Project	<i>Project Complete</i>										
Expenses (Capital Improvement)	\$6,219	\$3,291	\$3,443							\$12,953	
Contributions											
			<i>To Date - Net Project Cost -></i>							\$12,953	
Pomo Lake Foot Bridge Project	<i>Project Complete</i>										
Expenses (Capital Improvement)		\$1,034	1,632							\$2,666	
Contributions		\$565	\$2,100							\$2,665	
			<i>To Date - Net Project Cost -></i>							\$1	
Pavillion (Pizza Oven) Project	<i>Project Complete</i>										
Expenses (Capital Improvement)			\$11,930	\$389						\$12,319	
Contributions		\$1,300	\$3,210	\$415						\$4,925	
			<i>To Date - Net Project Cost -></i>							\$7,394	
Pomo Lake Park Sprinkler Project	<i>Project Complete</i>										
Expenses (Capital Improvement)				\$5,038						\$5,038	
Contributions				\$0						\$0	
			<i>To Date - Net Project Cost -></i>							\$5,038	
Duck House	<i>Project Complete</i>										
Expenses (Capital Improvement)	<i>Duck House was built and installed as an Eagle Scout Project.</i>										
Contributions	<i>All expenses covered by Donations to the Scouts.</i>										
			<i>To Date - Net Project Cost -></i>							\$0	
Pomo Lake Restoration	<i>Project On hold until after Beach Parking Lot Restoration Completed.</i>										
Expenses (Capital Improvement)			\$1,500	\$0		\$0	\$0	\$0	\$0	\$1,500	
Contributions			\$490	\$45		\$100	\$235	\$450	\$360	\$870	
			<i>To Date - Net Project Cost -></i>							\$630	
Beach Parking Lot Restoration Phase 2											
Expenses (Capital Improvement)			\$24,911	\$17,419	\$34,833	\$7,226	\$1,543	\$0	\$0	\$85,931	
Contributions			\$3,570	\$10,325	5,690	\$2,962	\$3,570	\$721	\$1,775	\$28,613	
			<i>To Date - Net Project Cost -></i>							\$57,318	
			<i>To Date - Net Project Cost -></i>								
Beach Road Restoration Project											
Contributions								\$117,852	\$43,786	\$161,638	
								\$2,285	\$735	\$3,020	
			<i>To Date - Net Project Cost -></i>							\$158,618	
		2017	2018	2019	2020	2021	2022	2023	2024		
Total Yearly Project Expenses		\$4,325	\$43,416	\$22,846	\$34,833	\$7,226	\$1,543	\$117,852	\$43,786		
Total Yearly Project Donations		\$1,865	\$9,370	\$10,785	\$5,690	\$3,062	\$3,805	\$3,456	\$2,870		
Net Yearly Project Cost		\$2,460	\$34,046	\$12,061	\$29,143	\$4,164	-\$2,263	\$114,396	\$40,916		

Architectural Design Committee

2024 – 2025 Architectural Design Committee Annual Report

As has become the norm, new construction activity was very quiet this last year.

Construction on 1 home that was approved in prior years continues on Irish Beach Drive.

In 2024, 3 homes were approved: one on Sea Cypress, one on Noyo Way and one on north Navarro, with the latter one not planned to be built at the current time.

There has been a steady inquiry into building in Irish Beach via the Irish Beach ADC website (IrishBeachADC.com), but follow up with the individuals indicates that cost of construction usually ends their interest.

While new construction remains subdued, remodeling and maintenance of existing homes has been busy. Just this last year alone there were 28 Exterior mods reviewed and approved, an increase of 10 over the prior year period:

- 1 new garage/studio approved
- 5 new roofs
- 9 repaintings
- 7 residings/new windows
- 5 new or replacement decks &/or hot tubs
- 1 replacement storage shed

The committee remains staffed at 3, with another qualified person expressing interest in joining the ADC in the upcoming year.

The ADC committee consists of the following members:

- RJ Dial
- Tom Redenbach
- Peter Thorne

Pomo Lake Park

Current Status:

Over the last several years only minor improvements have been made to the character of the Park. Yearly maintenance of the furniture, cleaning and adding preservatives and the Pizza area. Removal of diseased and aging trees, grass cutting and fertilizing. Pomo Lake has largely been ignored. To comply with FEMA standards the vegetation on the earthen dam, mainly Coyote Brush (*Baccharis piullaris*) was cut back and piled at the base for burning in April. The Lake Bridge spillway and downstream creek vegetation, mainly Cattails, (*Typha*), needs to be removed, eroding measures should be put in place west of the Forest View Bridge. From the Lake Bridge to the Forest View Bridge Jesse and I, mainly Jesse, have reduced the vegetation and increased the water flow of the creek. The Lake Spillway stream needs to be reengineered to promote the proper flow of water during the rainy season. The coffer dam is nearly full of sediment blocking all but two of three culverts and reducing their diameters from half to one quarter. The sediment is being deposited at the Lakeside outflow, it's Dead Pool, north of the bridge.

Short Term Goals:

Maintain a healthy lawn, maintain steam and refurbish the picnic tables, the two bridges and benches and refurbish them with a preservative.

Long Term Goals:

Maintain the Park in a pristine condition for the Irish Beach Improvement Club Members and Guests. Add a structure or canvas cover that would join the two sheds and cover the contents within.

Gazebo Park

Current Status:

Most of the dying trees and some of the dangerous trees have been removed. The original Gazebo is in need of repair or replacement. The furniture has been removed, and the vegetation is mowed to reduce the fire hazard.

Short Term Goals:

Perform routine maintenance.

Long Term Goals:

Hire out to remove any hazardous trees, remove or repair the gazebo and add some picnic tables. Explore the idea of building a bridge connecting Pomo Lake Circle to the park to allow access from that parking area to the park.

Pomo Lake

Current Status:

Pomo Lake needs a significant amount of maintenance and rehabilitation. Rehabilitation is defined as a set of interventions designed to optimize functioning and interaction with their environment. The Geotechnical / Civil Engineering firm of LACO was consulted in April 2018 and their recommendations were in part addressed. In 2018 Parlin Fork Conservation Camp, a Department of Forestry and Fire Protection, was contracted to assist Volunteers to address the recommendations from LACO. The west face of the dam was brought into FEMA standards. The spillway was cleared of most of the vegetation restricting the proper outflow of the lake. But due to monetary restraints and a change in priorities other recommendations had to be delayed. Seven years have passed and many of those conditions must be addressed again. Pomo Lake had an estimated volume of 5 acre feet. A spillway is situated on the south side of the lake approximately 125 feet east of the dam embankment crest centerline. On the Northeast side a Buffer Dam, built in the 1970's, is in need of maintenance. Upstream has been filled in by sediment and vegetation and largely restricting the flow of water through the culverts. Sediment has built up in both the intake area and near the mouth of the Outflow stream. The Lake itself has not been fully drained and dredged since the 1980's.

On March 21st, 2025, I met with Angela Liebenberg, the Senior Environmental Scientist Supervisor and Jennifer Garrison, Senior Environmental Scientist Specialist for the State of California specifically Mendocino County at Pomo lake. We toured Pomo Lake and discussed the current vegetation problem, mainly azolla, mosquito fern. We discussed what conditions caused Pomo Lake to deteriorate into its present condition and what needs to be corrected to bring it back to its original state. We discussed various methods from mechanical to herbicides. They agreed that most all the problems would be solved and improved by repeating what had been done in the early 1980's. Draining the lake, removing the sediment built up, and correcting the downstream flow.

Short-Term Goals:

Following the recommendation of the *Pomo Lake Study*, written by Tina Fabula in October 2010, and the *Basis & Assumptions Used for the Maintenance Plan and Cost Estimates* written on April 14, 2015. IBIC should prioritize bringing the Lake up to FEMA standards. Following the 2017 Annual Report to the Membership IBIC should start with the most critical needs first. Because of the estimated cost of a total restoration project, it should be broken into several parts with the most critical need first. Susan Wills LACO Department Manager Civil Engineering was contacted several years ago and gave a rough estimate as to what the total cost of restoring Pomo Lake to its once pristine condition. IBIC should recontact her and ask for an estimate of what needs to be done to redesign the outflow to the Forest View. LACO Senior Engineer J. Erich Rauber, PE, GE, has been on site and is familiar with projects of this nature and could be hired to reengineer the slope of outgoing stream to facilitate the volume of water leaving the lake. The erosion west of the stream bridge could be addressed at this time. The next phase would be to address the inflow

at the eastern side of the lake by removing the buildup of material upstream of the cofferdam and repairing the culverts. Phase three would be to drain the lake and dredge the accumulation of sediment that has occurred over the last 50 plus years. Purchase another bench from Parlin Fork Conservation Camp to be placed along the dam, west of the lake.

Long Term Goals:

We are currently revisiting our long-term goals for Pomo Lake Park with a renewed commitment to both community involvement and environmental stewardship. As we begin the process of redeveloping a comprehensive plan for Pomo Lake, we are actively seeking input from the members of our community to ensure that the future vision reflects the needs and desires of the membership.

At the same time, we recognize our responsibility to maintain and enhance the natural beauty and ecological health of the park and lake. Your voice is essential as we shape a plan that honors both the recreational and environmental value of this cherished community resource.

Beach Road & Parking Lot

Beach Road Repairs & Enhancements:

In 2024, the retaining wall on Beach Road was redesigned and repaired, and the upper road was fully repaved. All necessary repairs along Beach Road have now been completed, and Redwoods have been planted in designated areas to help with erosion control.

Gate System Upgrade:

The gate armature was replaced, and a new card reader was installed. While there were some initial growing pains with the new system, the upgrade has ultimately provided a more seamless and reliable entry process.

Beach Access Maintenance:

The beach trail continues to be regularly maintained and cleared after each storm to ensure our community retains access to the beautiful Irish Beach.

Social Committee

The Social Committee was very active in 2024!

IBIC sponsored three events in 2024, including an Adult Egg Hunt, 4th of July Pizza Party, and the Annual Picnic. All events generated great attendance, especially the Annual Picnic, which was the most attended IBIC event since 2018, with 91 members. IBIC also invested in catering equipment to better serve our members.

Another great event organized by Irish Beach residents was the Trick or Trunk, which is getting more popular every year, with an estimated 110 guests. While not an IBIC event, it was a wonderful community gathering, and IBIC supports community engagement that brings all residents and others together.

The IBIC Board would like to thank all the volunteers who have donated their time to help during all social gatherings. They make up our Board, our Architectural Design Committee, our LOGO store, and everyone who helps with social functions.

Consequently, if IBIC members do not volunteer, then IBIC does not exist

Membership, Website & Logo Store

Membership

At the end of 2024, IBIC's membership consisted of 158 private members and 42 business members. *As of April 18, 2025, IBIC has 133 private, and 39 business paid memberships. This data will be updated for the May 4 meeting.*

Website

It allows members to pay dues online and to make purchases from our LOGO Store as well as providing general information. Our website has been operated by Director John McGehee.

LOGO Store

In 2024, the LOGO Store generated a total of \$1441.00 which was up by 26% from 2023.

The IBIC Board would like to thank Vera-Lee Kaiser for taking the lead in handling and replenishing the LOGO Store.

The Irish Beach Improvement Club – A Shared Vision for Our Community

The Irish Beach Improvement Club is a unique organization, and our Codes, Covenants, and Restrictions (CC&Rs) were created as part of the original vision for the Irish Beach subdivision—to help preserve the natural beauty of our surroundings and protect the scenic views we all value.

These CC&Rs represent a shared agreement among neighbors—a commitment to being mindful of how our choices impact one another. While they help ensure that many homes enjoy beautiful ocean views, they also encourage us to be thoughtful about maintaining those views for our neighbors.

We understand that sometimes a homeowner might have their own perspective or plans, and those ideas might not always align with the CC&Rs. Rather than seeing this as conflict, we see it as an opportunity for communication and collaboration.

Our goal is to foster a positive, respectful environment where issues can be resolved without conflict. Of course, if other approaches don't work, the Club does have tools it can use to encourage resolution, such as changes to "Good Standing" status and temporary suspension of privileges like beach gate access. But ideally, we never need to go that far.

Let's continue building a community where we all support one another—and work together to protect the things that make Irish Beach so special.

Year In Review

As we reflect on 2024, the past year has been one of meaningful progress and renewed community engagement. We finalized the significant work along Beach Road and continued to maintain and improve the valuable assets of IBIC.

On the governance front, a comprehensive review and successful revision of the organization's bylaws marked a key milestone. These updates reflect our evolving needs and position us for stronger governance going forward.

Two new committees were also formed to address specific areas of interest. The newly established Finance Committee now provides oversight and support for budgeting, reserve planning, and financial transparency. Meanwhile, the Short-Term Rental (STR) Relations Committee was created to foster communication and develop thoughtful policies related to STR activity in our community.

Several policy updates were also enacted in 2024. The Beach Gate Pass Policy was revised to ensure more effective and secure access to community areas, while the Membership Dues and Initiation Fee Policy was updated to provide clarity and long-term financial sustainability.

Finally, the community came together for a variety of events throughout the year. These gatherings were well attended and widely enjoyed, reinforcing the sense of connection and shared stewardship that defines our neighborhood. From infrastructure improvements to community building, 2024 was a strong year for our organization—and we look forward to continuing that momentum in the year ahead.

Thank you,

IBIC Board of Directors