

PARADISE PARK MASONIC CLUB, INC.  
211 Paradise Park  
Santa Cruz, CA 95060-7003

FIRST CLASS MAIL

# SPECIAL EDITION

## 2019 Ballot Publication

Due to a mis-print in the April 2019 bulletin, the following pages are made up of the items that will be included on the PPMC 2019 ballot. The one correction to the bulletin is marked with an asterisk (\*) on item #1, proposed change.

# 2019 BALLOT PROPOSALS

## **BYLAW PROPOSALS**

### **1) Assessment**

#### **CURRENT BYLAW:**

ARTICLE IV, Section 1 Membership Fees, Subsection C.4 currently states:

4. The assessment rate shall not exceed Thirty-two Dollars (\$32.00) per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet from the previous year.

#### **PROPOSED CHANGE:**

4. The assessment rate shall not exceed ~~Thirty-two Dollars (\$32.00)~~ **Thirty-eight Dollars (\$38.00)** per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet ~~from the previous year~~ **every other year commencing 2019**. \*

### **2) Reserve Plan**

#### **CURRENT BYLAW:**

None

#### **PROPOSED ADDITION:**

#### **ARTICLE XIII**

#### **RESERVE PLAN**

The members of PPMC hereby establish a Reserve Plan, consisting of a Reserve Policy, Reserve Study, and Reserve Fund.

**RESERVE POLICY**—The stated policy of this Reserve Plan is to provide for the maintenance, repair and replacement of Paradise Park Masonic Club corporate physical assets as identified by the Reserve Study; to provide for a means of accumulating funds for that purpose; and, except as provided herein, to assure that the accumulated monies in the Reserve Fund are only used for the intended purposes expressed herein.

**RESERVE STUDY**—The Reserve Study is an established listing of PPMC corporate physical assets. The purpose of the Study is the identification, evaluation, maintenance assumptions, and estimation of the remaining useful life, of all corporate assets. The Study shall be professionally updated annually.

**RESERVE FUND**—The Reserve Plan is funded by 90% of new member initiation fees, and by other sources of funding as approved by a vote of the Membership. Reserve Fund monies shall be held separate from any other Park funds, and held in insured accounts. An annual reporting of Reserve Funds acquired and spent will be presented to the Membership by the Board at the Annual Meeting.

## **BYLAW PROPOSALS Con't.**

### **3) Death of Member**

#### **CURRENT BYLAW:**

Article III Membership, Subsection 20 states:

20. DEATH OF MEMBER - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.

#### **PROPOSED CHANGE:**

20. DEATH OF MEMBER - Upon ~~notification~~ of the death of a Member, **immediate family and/or Executor of the Estate shall notify the Board, in writing, of said death within 30 days and shall provide the Corporation with a certified death certificate within 90 days of date of death. Upon notification, the** Board shall cancel the deceased Member's Membership in the Corporation. **Prior to any transfer of membership, all outstanding indebtedness to the Corporation must be paid in full. Upon presentation of an original Death Certificate and i** If there is an Associate Member or Alternate Associate Member named, **and all requirements listed in Article III, Section 22 (Eligibility-Inheritance) are met,** the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member **or Alternate Associate shall may** become the Member **contingent upon membership eligibility.** ~~If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.~~

### **4) Privilege of Allotment**

#### **CURRENT BYLAW:**

ARTICLE III Membership, Subsection 15 currently states:

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the exclusive right to the use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

#### **PROPOSED CHANGE:**

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the ~~exclusive right to the~~ **general** use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

# **R&P PROPOSALS**

## **1) FENCES**

### **CURRENT R&P:**

#### **6. Fences**

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

### **PROPOSED CHANGE #1:**

#### **6. Fences on Allotments**

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade (**hereby known as a “fence”**). Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

##### **A. No fence shall:**

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground and shall be moveable by an average person;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

##### **B. Fences must:**

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

Any existing fences that do not meet the above criteria will be allowed to remain until they fail or want/need to be replaced, at which point it must follow this Rule & Procedure.

### **PROPOSED CHANGE #2:**

#### **6. Fences on Allotments**

6.01 No new fences shall be constructed on allotments. The Board of Directors reserves the right to make an exception in the case of:

- A. a hazardous downward slope (i.e., a drop-off); or
- B. a prolonged, mediated, neighbor dispute.

In either of these exceptions, the following requirements must be met:

##### **C. No fence shall:**

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

##### **D. Fences must:**

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

## **R&P PROPOSALS Con't.**

### **2) USE OF ALLOTMENT**

#### **CURRENT R&P:**

##### **1. Use of Allotment**

1.02 Family Members' Rights- A Member's family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

1.03 Visitor(s)- A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)

1.04 Guest(s)- A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (6/09)

1.05 Guest Privileges - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)

#### **PROPOSED CHANGE:**

##### **1. Use of Allotment**

**1.02 Family Members' Rights Privileges** - A Member's family shall be entitled to all the given privileges of within PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

**a. Visitor privileges shall be limited to no more than 90 days, without Board approval when a collective member is not in residence.**

**1.03 Visitor(s)-** A Visitor is ~~someone~~ **a non-family member** who ~~stays with~~ **visits** a Collective Member for any a period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. ~~(6/09)~~

**a. Visitor privileges shall be limited to no more than 90 days, without Board approval.**

**1.04 Guest(s) -** A Guest is anyone occupying ~~an allotment~~ **a Member's improvement**, other than the member of a Collective Member's immediate family, when the ~~a~~ Collective Member is not present. ~~(6/09)~~ **(07/2019)**

**a. Guest privileges shall be limited to no more than 30 days, without Board approval.**

**b. Prior to the arrival of any guest, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information.**

**c. A Member may request extended guest privileges for an immediate family member while the guest attends local colleges or universities. The Member must re-apply annually for continued guest privileges.**

~~**1.05 Guest Privileges** - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)~~

## **R&P PROPOSALS Con't.**

### **3) RESERVE PLAN**

#### **CURRENT R&P:**

None

#### **PROPOSED ADDITION:**

**22. RESERVE PLAN** – In accordance with PPMC Bylaw XIII, Sections 1-3, this Procedure defines the function and operation of the Reserve Plan.

**22.01** All spending of Reserve Funds must be in accordance with the parameters laid out in the Reserve Study. The PPMC Board of Directors maintains all responsibility for the spending of Reserve Funds.

**22.02** In the event of a Board-declared emergency, Reserve Fund monies may be borrowed and shall be repaid within one calendar year from the date of borrowing. The Membership shall be informed of the use of funds at the next stated meeting of the Board of Directors and in the next monthly bulletin. The initial recourse for repayment will be by a Reserve Plan Special Assessment of the Membership. If the vote for the Assessment fails, the Board of Directors will be forced to seek funds from lending institutions.

### **4) FUNDRAISING**

#### **CURRENT R&P:**

None

#### **PROPOSED ADDITION:**

**23. FUNDRAISING** - All fundraising for PPMC must be approved by the Board of Directors prior to the fundraiser.

**23.01** Fundraising Form – Obtain the Fundraiser Form at the Office. Complete the top portion of the form and submit it to the Board of Directors for approval.

**23.02** Advertising – All advertising must state purpose of fundraiser. Signage stating purpose of the fundraiser shall be posted at the event.

**23.03** Fundraising Monies – Income and expenses shall be tracked using the Fundraiser Form. All cash and checks raised, and receipts for expenses shall be submitted to the Office with the completed form within one week of the event. Any expenses shall be reimbursed to the event coordinator no later than 14 days of receipt of the Fundraising Form and supporting documentation. After the completion of the proposed project, with input provided by fundraising group/committee, any excess funds raised shall only be spent for other Board approved PPMC recreational purposes. **No monies received from the fundraiser shall be deposited into any personal accounts.**