

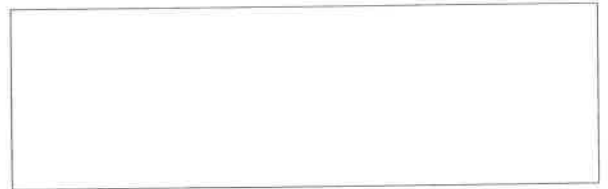
**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

*October 2016*



## Paradise Park Masonic Club

# PPMC BULLETIN - October 2016

### ***Board of Directors***

- Bill Eckard, President  
831-458-2070 Home  
ppmc.wce@yahoo.com
- Kurt Likins, VP  
650-619-3433 Cell  
klikins@icloud.com
- Ken Cox, Treasurer/CFO  
650-325-7254 Home  
650-477-6520 Cell  
kencox99@gmail.com
- Bruce Wildenrad, Secretary  
831-466-9631 Home  
ppmc.bw@gmail.com
- Nick O'Donnell, Director at Large  
925-556-0458 Home  
nickodppmc@yahoo.com

### ***Office Staff***

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Sandy Rauschhuber,  
Office Manager  
831-423-1530 ext. 10  
sandy@ppmc-sc.org
- Nancy Benoit,  
Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org

Website address:  
[www.ppmcsc.org](http://www.ppmcsc.org)

## **President's Message by Bill Eckard**

After this past rain, though welcomed, it was a reminder that summer is passing. It's time to look up, not only to clean our roof and gutters but to check the trees.

As you survey the trees around you, please recall the Addendum to the Rules and Procedures of Paradise Park Masonic Club. Addendum B - "complete rules for Tree Trimming and Removal". Members are encouraged to enhance the natural beauty of their allotments.

Your Board, while promoting safety and minimizing the potential for personal injury and property damage from trees, will stand by the premise that all trees growing on the real property are owned by the Club. As such, we will do due diligence to the Membership in protecting the forest in which we have decided to live.

Thanking the Membership and Staff for your continued support.

Fraternally yours,  
W.C. "Bill" Eckard



***Harmony, Mutual Respect, Trust, Honesty and Cooperation are the backbone of any Masonic Society, Including Ours.***

## Park Manager Report

### by Park Manager, Steve Polizzi



Just a reminder, the green waste sites are closed. Members are continuing to dump at the sites – it needs to stop. All the sites have been cleared out, and will remain closed until Spring.

Autumn is upon us, and the rains have started. Please keep your allotments clear of debris (i.e., redwood feathers) to include the area along the roadways and near drains. If you see that a drain isn't flowing properly, call the Office so we can get it taken care of. Sandbags will be available behind the firehouse after Tuesday, October 25<sup>th</sup>.

Due to some recent incidents involving homeless people in the Park, we all need to be extra vigilant. In less than a week, two cars were gone through and two homes were entered while the Member was inside. Make sure to lock your cars and keep an eye out for your neighbors. If you see someone that doesn't belong in the Park, call the Sheriff's Office (471-1121) and then call the Office (423-1530) so we can keep track of what's going on.



**TAKE A BITE OUT OF  
CRIME®**

The Board of Directors has voted to require ALL contractors to include housekeepers and landscapers/gardeners to provide a certificate of liability insurance (and work comp for those with employees) to the Office. If you have people working for you in the Park who don't have insurance, you will need to fill out a hold harmless form in the Office.



Sandy has a safe-house list for Halloween trick-or-treaters – please add your address to the list if you'd like to share some candy with the little ghosts and goblins this year.

*Steve*

### PPMC FLEA MARKET - August 2017 - from Connie Fisher

After much thought and consideration, I would like to reintroduce the Flea Market for next year 2017. I have already reserved (with the help of Fred Dunn-Ruiz) the Social Hall for the event, Friday August 18, Sat. Aug 19, Sun Aug 20, also the Office Storage area to collect items during the year. The only way this event can be done is help from other Park Residents. I am a part time resident, so during the year I need some one to help with the collection of donated items. The nice part is we have a place to put items. during the year. I am recruiting member volunteers to be connected, to review the items being donated and meet at the PPMC Office so it can be placed in the storage area. We do not need to move, lift or carry the items, the person who brings the items must make arrangements to do this. What I need now, is your name to help with the collections. I have a suggested list of items NOT TO BE TAKEN. Please give me your name, phone number and/or email. Also, for those who can help in August 2017. I would appreciate your name & number for my list. I have several who said they would help, which led to this decision.

If you have done it before, you know it is a lot of fun and satisfying. No experience needed, we just make it happen.

I can be reached at my email: [conniefisher@cox.net](mailto:conniefisher@cox.net) or phone in San Diego (Chula Vista) 619-482-8681 / cell phone 619-890-8767



## Fall Fundraiser: Pie Sale

Apple \$16.00

Pumpkin \$15.00

Two-Berry (Blackberry & Raspberry) \$17.00

Home-made pies from Gizdich Ranch, Watsonville

Fundraiser ends: Thursday, November 17<sup>th</sup>

Pies arrive frozen and in time for the Christmas Holidays!

Pick up your order on Friday, December 9<sup>th</sup> between  
4:30 and 6:30pm at the Santa Cruz Masonic Center,  
or arrange for delivery.

To order, contact: Elaine Calverley:  
(471-8350)



### CALENDAR OF EVENTS

- Oct 25 - Coffee SSH 9:00am
- 26 - BINGO! SH 7:00pm
- 29 - Pumpkin Carving PG 1:00
- Nov 1 - Coffee SSH 9:00am
- 7 - Knitten Kittens SSH 11:30am
- 8 - Coffee SSH 9:00am
- 11 - Veterans Day/Office Closed
- 15 - Coffee SSH 9:00am
- 18 - Wine & Cheese SH 4:00pm
- 19 - BOD Meeting SSH 9:30am  
Potluck SH 5:30pm
- 21 - Stitch & Munch SSH 11:00am
- 22 - Coffee SSH 9:00am
- 23 - BINGO! SH 7:00pm
- 24 - Thanksgiving/Office Closed
- 29 - Coffee SSH 9:00am

### PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Loren Chestnutt	09/13/2016	Wes Mindermann	518 Courtesy Lane
<b><u>ASSOCIATE MEMBER</u></b>			
Bradley Taylor	08/25/2016	Gail Marshek	610 Keystone Way
Mary Gavin	09/06/2016	Meredith Loughlin	191 St. Bernard
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Devin Hanson	07/05/2016	Daniel Hanson	338 The Royal Arch
Esther Gilliland	09/12/2016	Marie Gilliland	146 St. Alban

## **PPMC SOCIAL EVENTS**

### **REGULARLY SCHEDULED EVENTS**

**KNITTIN' KITTENS** meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831/421-9360.

**TUESDAY COFFEE** meets **every Tuesday** morning In the Small Social Hall at 9:00 a.m.

**GOLFER'S FUN PLAY** A group of PPMC folks play 9-holes at Valley Gardens in Scotts Valley **most Wednesday** mornings. If you would like to join in, contact Winston Chavoor at 831/824-8935.

**PICKLEBALL PLAY** at **3:00 p.m.** every **Wednesday and Saturday** at the Section 3 courts. There will be equipment available for you to use at the courts. For more info, contact Bill Laidlaw at 818-9200.

**STITCH AND MUNCH** ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3<sup>rd</sup> Monday at the Social Hall from 11:00 a.m. to 3:00 p.m.**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

**PARADISE PARK QUILTS OF VALOR** meets **1<sup>st</sup> and 3<sup>rd</sup> Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831/420-0501.

**BINGO** meets on the **4th Wednesday** of the month in the Social Hall from 7:00 p.m. until 10:00 p.m.

### **OCTOBER**

**The 16TH ANNUAL PUMPKIN CARVING** will be **SATURDAY, OCTOBER 29TH**, at 1:00 p.m. in the Picnic Grounds and hosted by Karen Eneboe. Sign up at the Office so that Karen can get enough pumpkins for all. If you have carving tools, bring them with you; however, Karen does have some for your use.

**HALLOWEEN PARTY** scheduled for **SATURDAY, OCTOBER 29TH** has been **CANCELLED**.

### **NOVEMBER**

**WINE AND CHEESE** will meet on **FRIDAY, NOVEMBER 18TH**, from 4:00 p.m.- 6:00 p.m. in the Social Hall. Bring your own beverage and an appetizer to share.

**SOCIAL HALL POTLUCK** will be **SATURDAY, NOVEMBER 19TH** beginning at 5:30 p.m. with social and dinner at 6:00 p.m. and will be hosted by Pat Mac Donald and Shirley Radder. Please bring your favorite dish to share, your place settings and your beverage of choice. **HOSTS NEEDED FOR JANUARY THROUGH JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com

### **DECEMBER**

**ANNUAL HOLIDAY POTLUCK PARTY** will be held at 1:00 p.m. on **SATURDAY, DECEMBER 10TH**, and hosted by Bob & Tiny Sand and friends. Our Santa is booked for this time slot, so we **NEED A VOLUNTEER!** If you are willing, please contact Fred Dunn-Ruiz 831/426-6472; we have an outfit.

**WINE AND CHEESE** will meet on **FRIDAY, DECEMBER 16TH** from 4:00 p.m.- 6:00 p.m. in the Social Hall. Bring your own beverage and an appetizer to share.

**NEW YEAR'S EVE PARTY** will be held on **SATURDAY, DECEMBER 31ST** and will be hosted by Pat Herzog.

### **AUGUST 2017**

**A FLEA MARKET** will be hosted by Connie Fisher. A letter from Connie is in this bulletin, with more details later.



# 16th Annual Pumpkin Carving

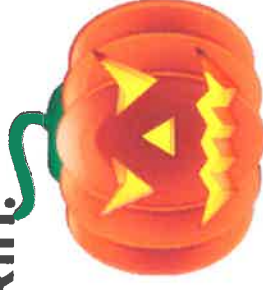
Saturday, October 29th

1:00 p.m. in the Picnic Grounds



For kids of all ages

Call/sign up at the Office to reserve your pumpkin!



# PPMC November POTLUCK FUN !! It's a QUILT

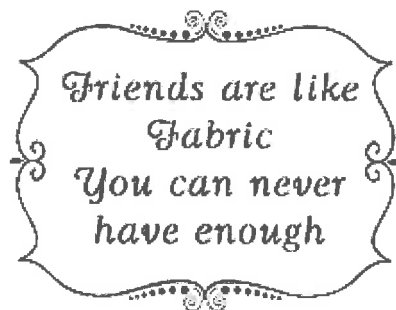


## SHOW!!!

Bring YOUR quilt and show it off - does it have a story? Get inspired to start **Stiching and Munching?**

Saturday November 19<sup>th</sup> - set up at 4:00 - pot luck 5:30

Questions? Call Shirley (427-2165) or Pat (423-2811)



© Can Stock Photo

## **Board of Directors OPEN Session Minutes – See Below Executive September 17, 2016**

**October 15, 2016**

9:35 am – Small Social Hall

Roll Call: Silent. Present were President, Bill Eckard; Vice President, Kurt Likins; CFO/Treasurer, Ken Cox Secretary, Bruce Wildenradt; and Director-at-Large, Nick O'Donnell. There were 27 members who signed in.

### **Opening Items:**

President Bill Eckard reminded those in attendance that comments and questions are to be held until open session.

Invocation given by Nick O'Donnell.

Pledge of Allegiance led by Nick O'Donnell.

Executive Minutes read by Bruce Wildenradt. See below.

Open minutes were unanimously approved.

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## **Report from the Executive Session in September 2016 SATURDAY, September 17, 2016**

### **REDACTED EXECUTIVE SESSION MINUTES**

#### **Saturday, September 17, 2016, 8:10 A. M. Executive Session**

The meeting was called to order by Bill Eckard, President, on September 17 at 8:00 A.M. Kurt Likins, VP, Ken Cox, CFO, Bruce Wildenradt, Secretary and Nick O'Donnell, Director at Large were present.

#### **1.0 EXECUTIVE ACTION ITEMS**

- (a) The Executive Minutes of August 2016 were approved as read.
- (b) There were no corrections to the August 20, 2016 Open Minutes
- (c) The September 17, 2016 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

#### **1.1 DISCUSSION**

- (a) **A Terminated Member** - Will refer to Bosso for action prior to Park sale of allotment.
- (b) **An Overpriced/Listed Allotment** - Will obtain 2 outside appraisals then refer to Bosso for action prior to Park sale of allotment.
- (c) **An Overpriced/Listed Allotment** - Will obtain 2 outside appraisals then refer to Bosso for action prior to Park sale of allotment.

#### **2.0 CORRESPONDENCE**

Incoming – **A member** wrote of their objections to the continual construction at their neighbors allotment. The BOD discussed the illegal building. **A member** sent a letter explaining her position that the fine levied for work without a permit is unjustified and she declines to pay. The BOD approved waiving said fine. **A member** wrote another letter regarding their objections to the continual construction at their neighbors allotment. The BOD discussed the illegal building. **A member** wrote regarding her opinions on the proposed dog park, the proposed par course and the request to find a place for the



### Board of Directors Minutes - Continued from previous page

historical display. **A member** wrote in response to **a member's** concerns regarding the proposed dog park. The BOD discussed the correspondence.

- (b) Outgoing - Letters were written to **3 members** regarding the use of the PPMC Corporate Yard for any future septic work and the requirements for said work.
- (c) Incident Reports – **A member** wrote about a neighbor spraying redwood suckers with Round-up. The Park Manager spoke with said neighbor and they will be sure to stop that practice. **A member** reported **his neighbors** had placed 2'x12' boards on his allotment. The Park Manager investigated and was unable to take action as there is no staking report on file to determine allotment lines, the matter will be revisited when the staking(s) have been completed. **A member** submitted a report regarding **her neighbor** tying up a dog on her allotment. The Park Manager referred this matter to the BOD as there are on-going issues between these neighbors. **A member** submitted a report regarding **her neighbor** building a solid fence on her allotment. The Park Manager referred this matter to the BOD as there are on-going issues between these neighbors. **The BOD** discussed all the above reports with the **Park Manager**.

### 3.0 MANAGER REPORT – The complete report is attached

- (a) Under my tab in the Board packet there are 2 forms the first is the list of foresters and prices for them to come out and evaluate our forest. The second is the quote for the exit road gate repair.
- (b) There are also 3 letters regarding the use of the corporate yard for future leach line expansion for 3 allotments.
- (c) Once the BOD looks at the completed incident reports and gives them back to me I will send out disposition letters to all parties involved.

### 4.0 INFORMATION

- (a) Members Pending List - Reviewed
- (b) Improvements for Sale List – Reviewed

The morning session of the Executive Session was ended at 9:30 A.M. so the Board could move up to the Small Social Hall for the Open Meeting.

### P.M. Executive Session

The afternoon session of the Executive Meeting was called to order by Bill Eckard, President, on September 17, 2016 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, Bruce Wildenrad, Secretary and Nick O'Donnell, Director at Large were present.

### 5.0 APPOINTMENTS

- (a) 1:00 – **A member** met with the Board. The BOD will need to obtain more information from the County.
- (b) 2:00 - **A member** met with the Board to talk about Davis Stirling.
- (c) 2:15 - **Suzanne Fleming** was unanimously approved (5 - 0) as the Associate Member on 632 St. Augustine.
- (d) 2:30 - **A member** met with the Board regarding the asking price on her allotment. The BOD will obtain two independent appraisals and revisit the listing when received.
- (e) 2:45 - **A member** met with the BOD regarding their neighbor's unauthorized building.
- (f) 3:00 - **A member** met with the Board to discuss his park concerns, the rules and bylaws.

## **Board of Directors Minutes - Continued from previous page**

### **6.0 DISCUSSION**

- A discussion was held concerning the outstanding staking reports.
- A discussion was held on the route building packages take.
- A discussion was held on the route membership packets take.
- A discussion was held on the route incident report forms take.

A motion to end the Executive Session at 4:06 P.M. was made by Nick and seconded by Ken. There was no discussion. The motion passed 5 to 0.

Respectfully submitted,  
Bruce Wildenrad, Board Secretary

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### **Minutes of OPEN Session of October 15, 2016**

#### **Park Manager Report: Steve Polizzi**

Green Waste sites are closed.

We will be replacing the benches at the section 4 tennis courts. When we do we will take off the dedication plaques and put them on the new benches or put them somewhere else.

If members are walking on Shrine Way, please let me know if you see that it is getting over grown or needs maintenance.

If anyone sees that a drain is not draining please let me know so we can fix it. Sand bags will be ordered this week.

There has been an increase in homeless activity in the park over the last week, 2 cars were broken into and someone walked into a member's house and was eating out of the refrigerator while the member was there. If anyone sees anything or anyone that does not belong here please call the Sheriff at 471-1121. After Sycamore Grove was cleaned out the homeless started moving up Hwy 9 close to the gate on St. Bernard.

A Certificate of Insurance is required for anyone doing work in the park. This includes housecleaners, landscaper's, etc. If they do not have insurance, the member needs to come to the office and fill out a hold harmless form.

#### **President's Report: Bill Eckard**

Bill thanked all for attending. He expressed thanks to Steve, the BOD and staff for the work done prepping for winter and stated that the green waste was handled expeditiously.

Bill spoke of the recent increase in unwelcomed strangers in the Park. He asked that if Members see someone they do not recognize to please stop and ask where they are going, if their response is unclear please notify the sheriff (the non-emergency number is 831-471-1121) and/or Steve Polizzi, Park Manager. Bill continued stating that the BOD is visiting the feasibility of gating the front of the Park and at the exit road and will be getting bids. President Eckard finished his report by mentioning the "rules card" for posting is being worked on.

## **Board of Directors Minutes - Continued from previous page**

### **CFO's Report: Ken Cox**

Ken reported that the receivables balances are his focus and progress is being made. The BOD is pursuing suspension and sale of allotment on some seriously delinquent accounts and headway is being made.

### **REPORTS FROM COMMITTEES:**

#### ***BUILDING: Leigh Wunce: Verbal***

As chairperson of the committee Leigh is concerned about equality of fair treatment of all members concerning submitting complete building packages. She stated that especially in regard to a recent letter from the BOD to a member instructing that member to "remove a fence or the Park will have it removed for them." This led to a lively discussion on how to enforce the park rules and how to deal with members that would rather "build whatever they want and just include the price of the fine to the Park in their construction budget." The discussion entailed whether the BOD should attempt to enforce the rules retroactively or start fresh going forward, most especially in regard to fences.

#### ***INSURANCE: Bob Morgan: Verbal***

Bob reported that the committee has reviewed the policy that covers the PPMC Fire Trucks and feel that it should be moved from the current agent to Britt Thompson.

The committee would like to change the current "insurance binder" that is kept in the Park Office from containing full policy documents to containing only declaration pages and all other policy pages should be kept in electronic form by the office personnel.

Mr. Morgan asked the BOD for an update on recovering approximately \$2,000 for the cancellation of flood insurance. Nick O'Donnell will check with bookkeeper Nancy and respond to the committee.

Bob concluded the committee's report by informing the BOD that our current professional liability coverage policies would be vastly reduced if lawsuits could be avoided. The example provided the cost of our current D&O is \$26,000 with a \$50,000 deductible, when it could be as little as \$3,200 with a \$5,000 deductible.

#### ***RECREATION: Fred Dunn-Ruiz: Written and presented to BOD, not discussed in Open Session***

Present at the last meeting of the committee were Karen Eneboe, Lois Keithley, Tami Macdonald, Donna Sorenson and me.

We discussed the covering of the Picnic Ground BBQ and agreed it was unnecessary.

We questioned why the entire outdoor sink area at the Picnic Grounds is covered by a tarp. We assumed it was to prevent leaves from getting into the drain. If so, we recommend that the tarp be replaced with a small cover just over the sink.

We agreed to purchase the Picnic Ground Basketball hoop. Manager, Steve, is to give us the details as what is to be purchased.

We discussed the Special Recreation Fund and the request to transfer about \$16K to the Picnic Ground Fund. With the info given us, we cannot determine that those funds were ever put into the special Recreation Fund. I need to have a conference with Ken Cox and Jim Clark to have them show me where it was done.

We agreed that we will not pursue the creation of a Volleyball court in the Picnic Grounds as the one at the beach is still viable.

## Board of Directors OPEN Session Minutes - Continued from previous page

We agreed to help gather a work party in 2017 to assist the Park Crew in preparing the various venues for the Labor Day events. We would like to have the Horseshoe pits by the Green Swings be included as one of the Memorial Day work chores.

We agreed to cancel the Park Halloween Party, since Bob Charves and Don Hansen are sponsoring a Halloween party on Monday, October 31st.

We agreed to devote up to \$10,000 for the resurfacing of the 2 tennis courts, but need to see estimates.

We agreed, per a request from Mgr. Steve, to consider purchasing new benches for the Section 4 tennis courts and Picnic Grounds. We need info on what is wanted.

We would like to hear the Board move and vote on the 4 suggestions we made last month.

1. Creation of a Social Hall Master Plan Committee
2. Creation of a Picnic Ground Master Plan Committee
3. Re-instate the locking of the Tennis court - Board of Directors
4. Increase deposit on Mobile BBQ to \$100 - Board of Directors

Projects yet to be completed:

1. iPad connection to overhead projection unit in the Social Hall - Steve Brown/Manager
2. Play Structure in section 4 - Bob Wunce and John Sorenson
3. Find a Santa for the Dec. 10th Party -

We set next meeting for Saturday, November 12th at 10:45 at Fred's house.

### ***STAKING: Michelle Green: Verbal***

Michelle commented that last month she made the request for "offer to sell" forms be completed on ALL improvements either listing for sale or sold "off market." She wants the BOD to mandate the use of this form and support her request.

Since August, 3 requests have been sent to the committee; 1 has been taped, 1 has been taped and the report is started and the committee is getting to the third. Four committee members are training to learn how to write the reports as John Sorenson has been solely responsible. John will continue to work on old requests and going forward the newly trained members will assist in order to clear up the back-log and streamline the process.

Michelle stated that the "21 day window" is applicable only to member responses to the committee's report when sent.

She requested that the Staking Fee be increased to \$75.00 (from the current \$50.00) so that the committee can have the funds to send all response letters via certified mail and so that the committee has funds available for necessary supplies. Michelle also stated the committee would like to buy new software for writing the reports, approximate cost \$4,500. President Eckard replied that the increase will be discussed and the BOD will advise next month.

Mark Zevanove stated that he asked the BOD last month if the 21 day turn-around for sale properties would stand and they agreed. That timeline is not being met and Mark commented that he is waiting on one report that was requested July 29th (78 days). He explained that adhering to the deadline is important to him and the potential new member(s) so that they can plan inspections, movers, etc. Vice President, Kurt Likins, asked Michelle how long the committee needs for a report to be completed, Michelle responded with 30 days.



## Board of Directors OPEN Session Minutes - Continued from previous page

### UNFINISHED BUSINESS:

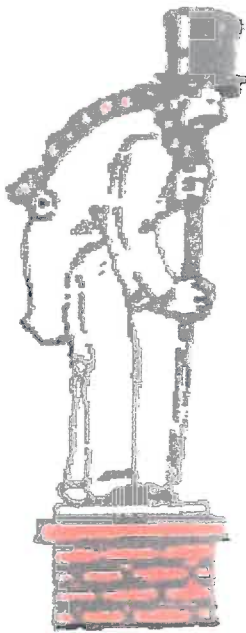
1. Fine Structure: Carried over until November meeting.

### OPEN FORUM:

1. Pat Herzog announced she will be hosting a New Year's Eve party this year and invites all members to come join in the fun.
2. Betsy Roulston reported that their car was broken into and cell phone stolen. They would like to see a gate installed at the front of the Park. Mark Zevanove commented that in his experience with rental properties he's owned, the cost to maintain gates can be prohibitive since some cars butt into them and suggested getting security guards to patrol the Park instead.
3. Bob Morgan stated that he takes exception to some letters pertaining to Davis Stirling that are being published on a member's website. He commented that he has information to be considered and provided a written report to the BOD.
4. Linda Reynolds asked if a decision has been made regarding enforcing County mandated garbage service at each allotment. No reply was provided. She also asked what can be done about cars parking on the street, often times protruding into the roadway. Steve Polizzi responded that all members and their guests should be courteous and considerate of others.
5. Robert Wunce asked for an updated status on the Ocean Street Extension Report, including how much has been spent. Bill Eckard replied that nothing has been spent but the BOD is getting a bid for a report to provide to the County.
6. Linda Reynolds stated we need to be careful not to state the Park is selling an improvement, the language used should be the terminated member is selling an improvement.
7. Diane Seaborn Brown asked if the Park has lost in two actions against PPMC. John Mancini said yes, regarding Huckobey and Laskey. Kurt Likins commented that a compromise is not a loss.
8. John Mancini read the following statement: "Mr. President, I have a question about the letter you wrote in response to our September closed session meeting relating to Davis Stirling. The letter infers that I proposed a revote of the 2013 membership advisory poll as to the suitability of Davis Stirling for PPMC. If that is your understanding, you are wrong. My proposal was for a vote of the PPMC membership to determine the manner in which they wished to transition to Davis Stirling and NOT if they wanted to be subject to Davis Stirling. The options were to voluntarily be subject to Davis Stirling with financial assistance from me or rely on a judge to make decision whether PPMC should be ordered under DS. Are we now clear on the purpose of my proposed vote? If you decision to not have the proposed vote was based upon your misunderstanding of the proposal, I suggest you reconsider my proposal. On the other hand if you did indeed understand the proposal, your decision has set the gears of litigation into motion." There was much discussion from the audience amongst themselves with no official response from the board.

The Open Meeting was adjourned at 11:05 pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager



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the Golden State  
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## Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

**IMPORTANT NOTICE:** The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about an allotment improvements should be addressed solely to the seller.

<b>SECTION 1</b>			
407 Keystone	<b>William Denton</b> Mark Zevanove, Agent 831-588-2089	<b>\$115,000</b>	In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA approx 1,000 sq fit house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.
<b>SECTION 2</b>			
282 Keystone	<b>Sara Laskey</b> 831-331-1031	<b>\$282,000</b>	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
293 The Royal Arch	<b>Jerrold Largin</b> Contact: Greg Wheatley 209-915-3804	<b>All Serious Offers Considered</b>	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
385 Hiram Road	<b>Brantly Sandretti</b> Mark Zevanove, Agent 831-588-2089	<b>\$229,000</b>	Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
405 Consistory	<b>Greg Bishop</b> 209-202-7286	<b>\$155,000</b>	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
<b>SECTION 4</b>			
620 St. Augustine	<b>Gary Hursh</b> 916-481-1944 (home) 916-481-9426 (office)	<b>\$429,000</b> Price <u>Reduced</u> Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
644 St. Augustine	<b>Karla &amp; Mark James</b> 510-301-2824	<b>\$315,000</b>	Beautiful riverfront location. 2BR, 2BA. Sold as is.
<b>SECTION 6</b>			
104 Keystone	<b>Lori Scherman</b> 831-334-0017	<b>\$380,000</b>	Front of Park. Sunny location. 1BR, 1 1/2BA with propane fireplace and electric range. Covered carport with separate unit in back.
177 St. Bernard	<b>Garrett Lenz</b> Mark Zevanove, Agent 831-588-2089	<b>\$195,000</b>	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.



**Mark Zevanove Presents:**  
**3 Beautiful Paradise Park Properties**  
**(831) 588-2089**  
**BRE #00662936**  
 Paid advertisement



**407 Keystone Way** In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA approx 1,000 sq fit house needs a little TLC. It has beams in the living room, along with a fire-place. There is a family room that can be used as an additional sleeping room off the kitchen.

Listed at \$115,000

**177 St. Bernard** 5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089. Listed at \$195,000



**385 Hiram Road** Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready. Listed at \$229,000



**Licensed since 1978 with over \$250,000,000 in sales - Servicing PPMC and all of Northern California**

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way	512 Courtesy Lane	532 St. Ambrose
191 St. Bernard	179 St. Bernard	336 Royal Arch	210 Keystone Way
345 Royal Arch			

*These sales have generated \$165,000 for the Park in initiation fees*