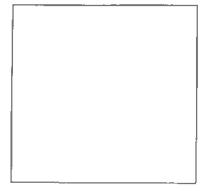


**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



*March 2016*



**FIRST CLASS MAIL**



**Paradise Park Masonic Club**

# **PPMC BULLETIN - March 2016**

## **President's Message by Nick O'Donnell**

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

- Nick O'Donnell, President  
925-556-0458 Home  
nickodppmc@yahoo.com
- Lee Heathorn, VP  
831-427-0564 Home  
leeheathorn@sbcglobal.net
- Ken Cox, Treasurer/CFO  
650-325-7254 Home  
650-477-6520 Cell  
kencox99@gmail.com
- Lois Keithley, Secretary  
925-634-9932 Home  
831-423-2897 Park  
loiskeithley@hotmail.com
- Michelle Green, Director-at-Large  
831-466-9360 Home  
green4ppmc@gmail.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

Web site address:  
[www.paradiseparkmasonicclub.org](http://www.paradiseparkmasonicclub.org)

Dear Fellow Members,

It is hard to believe that it has been nine months since the last election. The upcoming election in June 2016 will be of critical importance because you will be voting for three members of the Board of Directors and a number of important bylaw revisions that are intended to provide more openness and information to all members. While on the topic of the election I would like to again request that all candidates and their supporters run a clean campaign without negativity or false information of any kind. As a Masonic community we need to set and observe a higher standard for our actions. I have already been assured by one group of members that they will run a clean honest campaign for their candidate(s).

My next concern is the financial condition of the Park, several years of deficit spending is requiring the Board to request a dues increase to help adequately fund the operation of the Park. The Board has worked very carefully to develop a balanced budget. The first budget includes a number of cuts to member services and other areas in the budget. There will be no dues increase. The second budget will include a \$100 increase in the members' dues; this increase will allow the Board to fund all of the member services and other items in the budget that would have to be cut if not passed. Bottom line a dues increase is required or serious cuts will be required. You'll receive more information when the ballot has been prepared for distribution. It is my hope that all members will realize the need for this increase and will vote your approval.

While I am on the topic of money I want you all to know that the Board has been holding hearings with members that owe the Park money and these members have agreed to a payment plan to clear their debt to the Park. Several members who have not agreed to a payment plan, or are not following their plan, are having their membership suspended, and as you realize the next step after a member is suspended is termination of the membership and sale of the allotment to repay what is owed the Park.

I would also like to remind all members that this Bulletin will be the last one mailed to members and from here on Bulletins will be sent electronically to every member that has provided the office with an email address. If you do not have email you may request that a copy be mailed to you. If you live in the Park copies of the bulletin will be available in the office for you.

*Message continues on the next page...*

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

**PRESIDENT'S MESSAGE - *Continued from previous page***

Please take note that the Board will be enforcing the law which forbids anyone without a Handicap Placard or Handicap License plate from parking in a designated Handicap Parking Area a \$250.00 fine will be imposed for violations.

In closing I want you all to know that I appreciate being your President and I work very carefully to make sure that all my decisions follow the bylaws and the best interest of all members. I want each member to be treated honestly, fairly and equally "no favorites or exceptions".

Sincerely and Fraternally, Nicholas O'Donnell  
President PPMC Board of Directors.

**IMPORTANT MEETINGS:**

**May 7th - Town Hall Meeting re: Bylaws Review  
and Budget 6:00pm (Social Hall)**

**May 28th - Candidate's Night  
6:00pm (Social Hall)**

**CALENDAR OF EVENTS****April**

- 7 - Wine & Cheese SH 4:00pm - 6:00pm
- 12 - Coffee SSH 9:00am
- 16 - BOD Meeting SSH 9:30am  
Potluck SH 5:30pm
- 18 - Stitch & Munch SSH 11:00am
- 19 - Coffee SSH 9:00am
- 20 - BINGO! SH 7:00pm
- 26 - Coffee SSH 9:00am

**May**

- 2 - Knitten Kittens SSH 11:30am
- 3 - Coffee SSH 9:00am
- 4 - Men's Club SH 11:30am
- 7 - Town Hall Meeting SH 6:00pm
- 10 - Coffee SSH 9:00am
- 12 - Wine & Cheese SH 4:00pm
- 16 - Stitch & Munch SSH 11:00am
- 17 - Coffee SSH 9:00am
- 18 - BINGO! SH 7:00pm
- 21 - BOD Meeting SSH 9:30am  
Potluck PG 5:30pm
- 24 - Coffee SSH 9:00am
- 26 - Wine & Cheese SH 4:00pm
- 28 - Candidate's Night SH 6:00pm

**CENSUS RESULTS**

*From the 372 Census forms returned  
the following information was  
gathered:*

*185 Members are "Part-Time"  
Residents*

*187 Members are "Full-Time"  
Residents*

*64 Members have Golf Carts*

*163 Dogs live in the Park*

*62 Cats live in the Park*

**Back to Rainbow Night**

Rainbow Majority Members of all ages and Past Mother Advisors! Santa Cruz Assembly#28 invites you to our **Back to Rainbow Night on Thursday, April 7<sup>th</sup> at 7:00 pm** at the Santa Cruz Masonic Center (828 N. Branciforte Ave). Notice the changes in our memory work and learn about Rainbow and Grand Assembly in 2016. Some things haven't changed—please wear a dress; long or short.

## Park Manager Report

by Park Manager, Steve Polizzi



Big Kitty! There have been multiple sightings of a mountain lion in the Park. It's been seen along Keystone at Royal Arch, on the bridge and along the river in Section 4. I'm working with Chris & Paul with the UC Santa Cruz Puma Project on creating a plan of action to protect both humans and the cat. If you see the mountain lion, please call the Office and leave a message stating when and where it was seen.

With Spring upon us, parking issues are only going to get worse. Let's all try and be respectful when parking along the roads – parallel parking may not be easy, but it's necessary on our narrow roads! The Board of Directors has approved a \$250 fine for illegal handicap parking - effective immediately, anyone observed parking in the handicap parking space at the Office (without the proper placard) will be fined. It's illegal everywhere else on the planet, so be respectful of the restriction in the Park as well.

Everyone needs to familiarize themselves with the By-Laws and Rules & Procedures regarding allotment maintenance/appearance and start cleaning up for the season. All trash, unused exercise equipment, broken furniture, appliances, etc. need to be removed from front yards. I hear Members say they don't want the Park to look like a "trailer park", but while driving the community and seeing how many houses have cluttered and unkempt allotments, it looks like that's the direction we're headed. With possible budget restrictions coming, please remember to use your green waste cans for your yard waste...let's continue to help each other keep this place looking like Paradise!



A huge "THANK YOU" to everyone who helped during our flood and with the cleanup – it was great seeing our community come together to keep our brothers and sisters safe.

As always, thanks to Andrew and our crew volunteers Joey and Brian for all your help and dedication to the Park.

*Steve*

### BUILDING COMMITTEE REQUEST

by Leigh Wunce

When you fill out a Building Project Packet for doing a building project in the Park, please notify the office via, phone, email, or written notice when you have completed the project. This will allow us to archive the approval of the project in your member file.

If a county permit was required for the project, we need a copy of the final permit that has been signed off by the county.





## **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.

**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 am to 3 pm**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

**MEN'S CLUB** is on temporary hold. It will only be meeting when there is a program to present. If you have a suggestion for a program, contact Fred Dunn-Ruiz at dunnruiz@gmail.com or 831/426-6472.

**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.

**WINE AND CHEESE** meets on the **2nd and 4th Thursday** in the Social Hall from 4:00 until 6:00 p.m.

**BINGO** meets on the **3rd Wednesday** of the month in the Social Hall from 7:00 until 10:00 p.m.

**WINTER POTLUCKS** are held the **3rd Saturday** of each month at the Social Hall beginning at 5:30 with social and dinner at 6:00. To volunteer to host a future Potluck, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com We have host thru June.

### **APRIL**

**POTLUCK** is **Saturday, April 16**, at the Social Hall beginning at 5:30 p.m. with social and dinner at 6:00. This potluck is hosted Bob Charves, Don Hansen and friends from Section 4. Bring your own table service and a dish to share. *PLEASE DO NOT BRING DESSERT ITEMS* they will be provided.

**WINE AND CHEESE** meets on **1st and 3rd Thursdays of April** (the 7th and 21st) from 4:00 - 6:00 pm.

### **MAY**

**WINE AND CHEESE** meets April 14 and April 28 Social Hall and is hosted by Pat Herzog.

**POTLUCK** is **Saturday, May 21st**, at the Social Hall beginning at 5:30 p.m. with social and dinner at 6:00. This potluck is hosted by Margo Naraghi, Bill and Sharon Eckard. Bring your own table service and a dish to share.

**AN INTRODUCTION TO PICKLEBALL** will be offered on Sunday of Memorial Day weekend. This event will include a demonstration of this fun game, an explanation of its rules and a chance for you to try your skills at this game. It will be conducted by Bill Laidlaw and friends at the Section 3 courts (by the Office); the time will be announced in the April Bulletin. For more information about the game go to <http://www.usapa.org/what-is-pickleball/>

### **SUMMER**

**VOLUNTEERS NEEDED** TO LEAD THE FLEA MARKET, LABOR DAY DINNER & LABOR DAY AUCTION, AND TO BUILD NEW HORSEWHOE PITS: Now is the time to get started organizing these events, if they are to be successful. If you are interested in more details about either one or to volunteer to chair one of these events, contact Fred Dunn-Ruiz at dunnruiz@gmail.com or 831/426-6472.

## Community Garden News

We have scheduled two days to put up our fence and gazebo and to generally clean up the garden!



Please join us on Sunday, April 17th and Sunday, May 1 at 10 a.m. If you have not received an email from us or you would like to join us this year please email me at [dianestreehouse@sbcglobal.net](mailto:dianestreehouse@sbcglobal.net) or leave me a message (925)324-3272. We have decided that we will reassign boxes that have not been cleaned up and paid for by May 1st, boxes are in demand so no extensions no reminders this year! Happy Spring! And psst.....before we start weeding, check out all of the volunteer lettuce and help yourselves!

## Summer Bible Study

This summer we will be doing a 12 week life guide study of the book of Ecclesiastes "Chasing after Meaning". We will begin on Thursday, May 24 at 11 a.m. The first meeting will be at 593 Keystone Way, Diane's Treehouse. We would love for you to join us! Just call or send an email to either of us!

We welcome all, no need to be an expert, enjoy some fellowship and food.

Blessings!

Diane [dianestreehouse@sbcglobal.net](mailto:dianestreehouse@sbcglobal.net) (925-324-3272) and

Barbara [bestluv2u@gmail.com](mailto:bestluv2u@gmail.com) (831-600-7936)



## PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS</u></b>			
Rebecca Laskey	11/10/2015	Greg Laskey/Seller	646 St. Augustine
Elwood Schut	03/03/2016	Kevan King	168 St. Bernard Street
<b><u>ASSOCIATE MEMBER</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Karina Newton	12/28/2015	Gary Newton	280 Keystone Way
Suzanne Fleming	02/29/2016	Pat McDonald	632 St. Augustine
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard
Sarah Dell'Aquila	09/22/2015	Karen Friedman	126 Keystone Way
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Chandra Thompson	10/15/2015	William Thompson	147 St. Alban
Deborah Johnson	02/09/2016	Julie Kelty	140 St. Alban
John Kempf	02/20/2016	Heather Mumy	198 Keystone Way

## **Board of Directors OPEN Session Minutes – See Below Executive February 20, 2016**

**March 19, 2016**

9:30 am – Small Social Hall

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; CFO/Treasurer, Ken Cox; Secretary, Lois Keithley; Director-at-Large, Michelle Green. There were 16 members who signed in.

Opening Items:

Invocation given by Nick O'Donnell

Pledge of Allegiance led by Michelle Green

Executive Minutes read by Michelle Green for Lois Keithley. See below.

Open minutes were unanimously approved.

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### **Report from the Executive Sessions in February 20, 2016 Saturday, February 20, 2016 - 8:15 am**

#### **A.M. Executive Session – 8:00 A.M.**

The meeting was called to order by Nick O'Donnell, President, on February 20, 2016 at 8:15 a.m. Lee Heathorn, VP, Ken Cox, CFO, and Michelle Green, Director at Large and acting Secretary, were present. Lois Keithley, Secretary was absent.

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

- (a) Approval of January 2016 Executive Minutes (for open reading & bulletin) – Approved as written,
- (b) Corrections to January 2016 Open Minutes - None
- (c) Review of Open Meeting Agenda - None
- (d) Any late additions to Open Meeting Agenda

**APPROVAL OF DECEMBER MINUTES** - M by Lee, S by, Michelle Vote: 4/0

#### **1.1 DISCUSSION TOPICS**

- (a) Orientation Committee: Discusses, Motion Lee, Second: Ken and Voted: 4/0 to accept the chairperson's resignation. Nick to write a "thank you for service" letter.
- (b) Financial Obligation Form: **Tabled until March** for BOD to really study the form.
- (c) Water Committee: Discussed, Motion Lee, Second: Ken and Voted: 4/0 to disband the water committee. Lee is to give Nick the list of WC members and Nick is to write a "thank you for service" letter to each.

#### **2.0 CORRESPONDENCE – Tabled until March**

- (a) Incoming
- (b) Outgoing
- (c) Incident Reports

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

### **3.0 MANAGER REPORT:** Park Manager - Steve Polizzi

- (a) Apartment is 90% completed.
- (b) 601 Keystone is almost cleaned. A member has "gleaned" all possible reusable items out of the place already.
- (c) After a discussion with the County, Steve will have 3' x3' exploration holes dug to find the river leak. Discussed, Motion: Michelle, Second: Ken, Vote 3/1 to give Steve money to hire Granite Construction to have people dig the holes.

### **4.0 INFORMATION**

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

**ADJOURN TO OPEN SESSION-** Nick adjourn by 9:25,

### **P.M. Executive Session**

### **5.0 APPOINTMENTS**

- (a1): 12:30 - John Sorenson presented a staking where neighbors disagreed. John referenced the stakings presented to the BOD in December, January and now in February. The BOD will review all presented and be ready to vote on the stakings in March.
- (a2): 12:50 - A Member has an issue with the water bill. After discussion, the issue was cleared up, and a motion by Ken, and seconded by Lee for no interest and no penalty was approved by a vote of 4/0.
- (a): 1:00 – The BOD met with the son of a deceased Member to discuss the estate and thanked him for his information.
- (b) 1:15 – The Board met with a member to discuss a Past Due Account. The Member will provide more information to Ken. Ken will make a payment plan agreement with member.
- (c) 1:30 – The Board met with a member to discuss a Past Due Account. The Member agrees to a \$250. monthly payment plan and pay \$1,400 by April 1<sup>st</sup>. Ken will make a payment plan agreement with member.
- (d) 1:45 – The Board met with a prospective New Member. The member was turned down for membership with a review again in six months to one year. The member is requested to provide additional information at that time to display a better application.
- (e) 2:00 – The Board met with the daughter of deceased member, and she presented her intentions. The BOD reminded her she is at 30 days of her 60 day letter to vacate the Improvement. She may start her application process at any time but not live in the Improvement after the end of March. She was reminded that part of the application process is for the BOD to receive information from the neighbors of the Improvement.
- (f) 2:15 –The Board met with a Member at a suspension hearing. The BOD gave member different resources to help her and budget ideas to pay what she owes. Ken will start the suspension process and termination will proceed if there is no satisfactory movement on the problem.
- (f1) –A Member presented her position and concerns on a staking. Three questions were presented. The liaison, Michelle Green will take this to the staking committee. Michelle will have more information for the Board at the March board meeting.



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

- (g) 2:30 - A Member did not show for a Suspension Hearing. Ken will continue with the termination process.
- (h) 2:45 - Gary Lea was approved as a New Member on 512 Courtesy Lane.
- (i) 3:00 – A Member requested a meeting with the Board to discuss a retaining wall that is failing and the problems this failure will cause.

### **6.0 DISCUSSION**

- (a) Accessibility & Accommodation – Reviewed
- (b) Oversight committee – was voted on and approved in open meeting. After a BOD discussion, Patsy Benfield, Sue Lovelace and Pat McDonald were approved as the committee and Michelle Green will be the liaison.
- (c) Water committee – The BOD decided to disband the AD-HOC water committee at this time. If and when a water issue comes up in the future, the BOD will address it at that time.
- (d) Ballot Preparation and Nomination Committee – The BOD reviewed the timeline and process for both committees. Nick will ask the each BOD to nominate a member to the committee, and Lois will provide the names of last year's Ballot Preparation Committee Members.
- (e) Additional summer help in the park – Steve presented a request for additional part time help for this summer to be considered by the BOD and added into the 2016-2017 budget.
- (f) BOD review of the 2016-2017 budget. It is the task of this BOD to 1) have a balanced budget and 2) indicate what the membership would lose if they do not increase the budget. "Meet the Candidate Night" might be combined with Town Hall Meeting on budget. Ken will ask Mark Zevanove to facilitate. The Town Hall meeting will discuss budget needs and offer pros and cons on ballot items.

### **7.0 LEGAL MATTERS**

- (a) BOD requested that Nick to work with the attorney to obtain a court date. The latest photos have not been given to the attorney. The BOD requested Nick to provide the attorney with the latest photos.

### **8.0 ADJOURNMENT – Motion by, Michelle and seconded by Ken to adjourn Vote 4/0 Time: 6:00**

#### **Monday, March 1, 2016, 12:31 P. M. Executive Phone Conference Meeting**

The meeting was called to order by Nick O'Donnell, President, on March 1, 2016 at 12:31P.M. Lee Heathorn, VP, Lois Keithley, Secretary, Ken Cox, CFO and Michelle Green, Director at Large were present.

### **6.0 DISCUSSION**

- (a) Lois was asked by the Board to work with Dick Lovelace to find members for the **Election Committee and the Ballot Preparation Committee.**
- (b) The **Orientation Committee** has not selected days that would be available to hold sessions with prospective collective members and guests, the Board decided to ask Lee to work with them to set the schedule. Sandy will fill the slots.
- (c) The members of the Board decided to take a close look at the expenditures and make suggestions as to what can be cut to balance the proposed **2016-17** budget that was

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

presented by the Budget Committee. At the same time the Board will put forth a dues increase bylaw so those cuts would not have to be made.

- (d) The Board decided to hold a **Town Hall Meeting** in late April or early May with the main topic of prospective Bylaw and Rules and Procedures items for the 2016-17 Annual Ballot. There will be time for Members to state their pros and cons for each proposed item. At this meeting the Board will also present items that will be cut if the dues increase is not passed.

### 7.0 LEGAL

Upcoming 6 legal issues were discussed.

Motion to adjourn the phone conference was made by Michelle and seconded by Lee. Vote was 5-0 to end the phone conference at 2:08 P.M.

Respectfully submitted, Lois Keithley - BOD Secretary

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## Minutes of OPEN Session of March 19, 2016

Immediately following the reading of the minutes, an impromptu conversation started with Leigh Wunce asking about the status of stakings. Michelle Green explained that the topic would be reported in Open Session but if contended would be discussed in Executive Session. Ken Pyle commented that he has repeated complaints in regard to his allotments staking and has been told that he would hear from the BOD to no avail, he is frustrated by receiving no response. Michelle replied that because Ken has hired an attorney, the BOD would be responding directly to said attorney and that the BOD is not prepared to make a final determination at this time. She stated that the BOD, the committee and Steve know the issues at hand and are working on it. Mr. Pyle asked when will be the date of determination would be. John Sorenson responded that the committee would present to the BOD in Executive Session. Michelle stated the BOD could not promise resolution, Nick O'Donnell promised he will send a letter. Ken Pyle stated he hired the attorney because he was not receiving any replies and that Steve Polizzi was the only one who "hasn't ignored him." Sharon Simas reminded the BOD that approximately 3 months ago the BOD promised that a Staking Log would be created.

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

#### 1. Mountain Lion

There have been multiple sightings of a mountain lion in the Park. I'm working with Chris & Paul with the UC Santa Cruz Puma Project on creating a plan of action.

#### 2. Parking Issues

When it floods, and people move their cars to higher ground, please don't block driveways or the roadways. If emergency vehicles need to get into the Park, they won't be able to.

The handicap parking space at the Park Office is for vehicles with the proper placards ONLY.

Roadside parking needs to be limited to parallel, not angled, parking.

#### 3. Flooding

We hit and passed flood stage this month – it was great to see everyone working together to keep our brothers and sisters safe.

Washington pathway had some erosion that we will be addressing.

#### 4. Drainage

Picnic Grounds and Entrance Road drains will be addressed this week.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of March 19, 2016**

5. Spring Clean-Up

Everyone needs to take a look at the By-Laws and Rules & Procedures regarding allotment maintenance/appearance and start cleaning up for the season.

6. Office Roof

A leak in the Office lobby was found, and a roofing company will be out this week to make repairs.

7. Water Main

We dug exploratory holes for more than 8 hours, but were unable to find the exact location of the leak, so we will be proceeding with the permit process.

Upon completion of Steve's report, a discussion regarding the handicapped parking at the Park Office ensued. Ultimately a motion was made to add a second accessible spot outside the gazebo at the Heritage Brick Park. That motion failed 2 to 3.

**CFO/Treasurer's Report: Ken Cox**

Ken reported that the BOD is working on the budget and will present it to members when it is completed. He is currently working on receivables.

**REPORTS FROM COMMITTEES:**

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

Will be putting notification in the bulletin to Please notify the Park when your project is completed. It often happens that the projects are finished and the office is not notified.

***NOMINATING: Mark Zevanove & Sharon Simas: Written***

1. Mark started by thanking Directors, Michelle Green & Lee Heathorn for their work on the BOD and made a special statement of thanks to Lois Keithley for her continued service and her grace doing an incredibly hard job. He thanked the Nominating Committee for their work and asked Sharon Simas to speak;
2. Sharon read the following: *"In the process of fulfilling the duties of the Nominating Committee, as described in our Committee Manual, last year's Committee recommended that the Committee Manual be revised and the Board had agreed to make that revision. However, we have noticed that the revision was not made. The specific request is in reference to the manner in which the "members in good standing" is shared with the Committee. Please refer to Exhibit #1) It was unanimously determined by all Committee members that the Nominating Committee should not be advised of this confidential information. Over the past few years, once the Final Report is ready to submit to the Board, the names have been submitted to the Office Manager/Board Secretary, who then do the necessary research and then, the Committee Chair is only advised of the fact that all nominees are in good standing or not. (The latter has never occurred, to date). It is being recommended that the Board revise the Committee Manual to read (paragraph 3): Prior to the final report being submitted to the entire Board, the Committee Chair submits the final report to the Office Manager/Board Secretary. Upon receiving verification that all nominees "are members in good standing," the Final Report will be submitted to the entire Board. Paragraph 4 remains the same. The only revision is recommended for the third paragraph. Please also be advised that as this year's Nominating Committee met, we*

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

### **Minutes of OPEN Session of March 19, 2016**

*became aware of the need for clarification of the phrase "member in good standing." (Please see attached Exhibit #2) Because our duties include "assuring that all nominees are in good standing," we ask that you please review Article III, Section 1 and Article III, Section 24. It is our opinion that perhaps the Section 24D has not been considered in the past, when determining "member in good standing." It was the opinion of the Committee that both of these Sections need to be included in making this determination of "member in good standing." Therefore, we are recommending that either the Board suggest a Bylaw change so that future determination will concur with the bylaws or that the determination be made in concurrence with the present bylaws, which requires that both Sections be taking into consideration. We thank you for the privilege of serving the Board as the Nominating Committee for 2016."*

3. Upon completion of Sharon's statement Mark Zevanove presented the list of nominees to the BOD President and Michelle Green announced that she will also run again and her name was added to said list.

#### **RECREATION: Read by Lois Keithley: Written**

1. There is a potluck tonight hosted by Donna & John Sorenson. A host is needed for June. The Saturday Hot Dog Potlucks will begin in July on Saturday, July 9th.
2. Lee Heathorn met with the committee to discuss the Egg Hunt, which is next Saturday, the 26th. It is hosted by Lee Heathorn, Sharon Eckard and Elaine Calverley & the Rainbow Girls.
3. Another date to mark on your calendar is Sunday, May 29th. This is the Memorial Day weekend and Bill Laidlaw will be doing an introduction to Pickleball. This event will include a demonstration of this fun game, an explanation of its rules and a chance for you to try your skills at this game. It will be conducted by Bill Laidlaw and friends at the Section 3 courts (by the Office); the time will be announced in the April Bulletin.
4. The committee has reviewed some equipment for a par course and for the playgrounds and hope to have enough info by next month to make decisions on what to purchase. If you have any suggestions, contact Fred Dunn-Ruiz. We discussed our current list of projects yet to be completed. This list includes Picnic Ground Refrigerator/Freezer (Manager), Dance Instruction (Elaine Calverley/Pat McDonald), Green Swing Repairs (Manager) and iPad connection in Social Hall (Manager/Steve Brown). We also discussed items to be added to the current list: (1) the condition of some chairs that should be discarded due to bent legs. We suggest that some folks be given this for a chore as part of the Memorial Day Clean-up, (2) the floor of the storage shed in the Picnic Grounds seems to be wet. We need to ascertain the cause.

#### **STAKING: John Sorenson: Verbal**

John reported that the committee has been working on several stakings but have been hampered by weather. They have completed 7 reports from December through February, which were uncontested and have been submitted to the BOD. 4 additional stakings, which received neighbor objections have been submitted, 2 of those have been resolved by the committee, the other 2 have been passed to the BOD for resolution. Michelle Green, as BOD liaison, stated that she has stopped approval at the BOD level waiting for signatures and if given copies they will revisit this afternoon.

#### **UNFINISHED BUSINESS:**

1. Continuation of the Oversight Committee was tabled until next month in order for the BOD to have additional time to discuss.



**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of March 19, 2016**

2. The "tree form changes" submitted by the Tree Committee had not been fully reviewed by the BOD at the time of this meeting and will be studied and voted on at the April meeting. Michelle Green suggested a BOD conference call to discuss in advance.
3. The "financial obligation form changes" were approved with corrections.

**OPEN FORUM:**

1. Bob Morgan asked why the Ad Hoc Emergency Water Committee was disbanded. Nick O'Donnell replied that they had given information pertaining to drought, leaks, etc., and that the committee is no longer necessary. Diane Seaborn Brown stated that she felt it was too soon and the committee still had a lot to contribute, she'd like to see the decision reversed. Mark Zevanove is disappointed as he had many members sign forms regarding reclassification that were never considered or turned into the water district. Leigh Wunce added that she thinks the committee was doing a great job and is concerned that the census count information isn't being considered. She added that the upcoming town Hall Meeting is an opportunity to educate new members. Bob Morgan stated that as Directors the BOD members have to deal with dozens of issues and implores the Board to accept the help of committees. Mark Zevanove suggested the BOD re-form the committee with guidelines of what is expected.
2. Bob Morgan stated that we are not adhering to the good business practices of corporations by not being judicious in following receivables. He feels the BOD should make suspensions automatic upon delinquency on account(s). "Getting real and following business practices will achieve results." Winston Chavoor asked about "statute of limitations" on escape taxes and Ken replied that because we have been notified there will be a tax we cannot be exempt. Sharon Simas would like to see the ramifications of being late on payments spelled out in the bulletin.
3. Sharon Simas asked what could be expected for action on Ocean Street Extension. Nick will write a letter to the County Board of Supervisors. Mark Zevanove suggested mass attendance at Board of Supervisors meetings. Bob Morgan stated that we should invite propane providers, CalFire/City fire, etc to join our efforts and be treated as allies.

The Open Meeting was adjourned at 12:05pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

**Saturday, March 19, 2016, 3:45 P. M. Executive Session**

The meeting was called to order by Lee Heathorn, Acting President, on March 19, 2016 at 3:45 P.M. Lois Keithley, Secretary, CFO, Ken Cox and Michelle Green, Director at Large were present. Nick was absent due to a family emergency.

**DISCUSSION**

A report of the composition and progress of the Ballot Preparation Committee was given. Lee reported that this committee has the Bylaws and Rules & Procedures proposals for the first two topics.

A discussion of the final proposition titled "Member Inspection Rights" was held. After much discussion, the group which also included John Mancini and Sharon Simas arrived at a form that was acceptable to the Board for presentation to the Ballot Preparation Committee.

John will type up the proposed Bylaw and give that copy to Lee for the Board to send it onto the Ballot Preparation committee.

Respectfully submitted, Lois Keithley - BOD Secretary



## PRINTED BULLETIN NOTIFICATION

# *IS THIS THE LAST ISSUE YOU WILL RECEIVE?*

Beginning with the April 2016 PPMC Bulletin, we will be issuing printed copies ***only*** to Members who request a hard copy.

If you wish to continue to receive a “paper” bulletin, please notify the Park Office and we will add you to the distribution list.

Thank you,  
Sandy Rauschhuber  
PPMC Office Manager

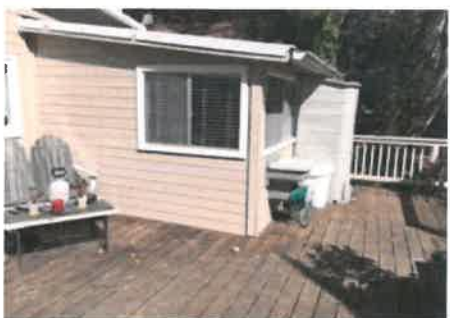


## Improvements for Sale by Member

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>			
325 Royal Arch	<b>Marjorie Wurster</b> Contact John Wurster 831-479-0478 831-239-3379 (cell)	<b>\$250,000</b>	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open plan kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com.
<b>SECTION 2</b>			
293 The Royal Arch	<b>Jerrol 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.
368 Eastern Star Road	<b>Tripura Anand</b> 831-420-1008	<b>All Serious Offers Considered</b>	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. <tsanand1008@yahoo.com>
385 Hiram Road	<b>Brantly Sandretti</b> 831-713-5829 (home) 831-331-5217 (cell)	<b>\$239,000</b>	Updated 2BR, 1BA home, 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. Detached 112 sq. ft. storage room. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
387 Hiram Road	<b>Robert Wunce</b> 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	<b>\$649,999</b>	Beautifully designed, contemporary owner-built turn-key home with abundant sun & private landscaped gardens. 2 story, 3 bedrooms, 2+ baths, 10 ft. ceiling living room, laundry room, open study area upstairs. 2,239 sq ft. detached 2 car garage. 5,890 sq. ft. allotment.
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 3</b>			
200 Keystone	<b>Alcinda Walters</b> 831-428-2431	<b>\$850,000</b>	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
<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.
646 St. Augustine	<b>Greg Laskey</b> 831-419-4631	<b>\$475,000</b>	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.
<b>SECTION 6</b>			
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.
179 St. Bernard	<b>Marshall Petty</b> Mark Zevanove, Agent 831-588-2089	<b>\$215,000</b>	2BR, 1BA, 2,788 sq ft allotment/1,224 sq foot improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$215,000.



**179 St. Bernard** 2BR, 1BA, 2,788 sq ft allotment/1,224 sq foot improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$215,000.



The two pictures directly below show the basement/shop and how it did with the recent flooding.



**FUN FACT:** *Of the 28 houses I have sold in the past five years, 13 have been to Full-Time Residents and 15 have been to Part-Time Residents.*

**Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club 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

*These sales have generated \$140,000 for the Park in initiation fees*