

**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



*December 2016*



**FIRST CLASS MAIL**



## Paradise Park Masonic Club

# PPMC BULLETIN - December 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 Wildenradt, 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**

As 2016 draws to a close, as we reflect on things accomplished, you will see that your Board has been actively attacking everything presented to us.

The coming year will see continued peace and harmony in the Park.

Your Staff is here to assist the membership. They will guide you through any questions you may have with building, trees or just day to day problems.

We live in a unique environment. The location is one part but the larger faction is you the Member. This is your Park, enjoy it, respect it, it will become you.

Please have a safe and enjoyable 2017.

Yours in food, fun, frolic and fellowship - Bill Eckard President



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

# Park Manager Report

## by Park Manager, Steve Polizzi



A large tree fell from cardiac hill down onto and across Washington Pathway. There is visible damage to the pathway and parking area on cardiac hill. Washington Pathway and the parking area were closed for safety reasons. The tree has been removed and a new fence put up on the pathway. Both the parking area on cardiac hill and the pathway are now open. There is damage to the pathway so the new fence has made the pathway narrow in that one area. This is a temporary fix and a permanent repair is in the works. We had a geologist come out and take a look at the parking area, hillside and pathway, he is ok with what we have done at this time. Thank you all for your patience and cooperation while the pathway was closed.

The new audio visual equipment has been installed in the large social hall. Harold and Steve Brown donated their time and installed the new equipment for free. If you need to use the av equipment please get with me and I will show you how it works. Please do not unplug or try to rewire the system.



The office lobby has been painted, cleaned up and redone with a sitting area. If anyone has books, games, movies etc that they would like to donate please bring them into the office and give them to Sandy or myself.

From my family to all of yours I would like to wish everyone Happy Holidays and Happy New Year!!!!



*Steve*

### Proposed Change to Rules & Procedures

The board wants to amend the Rules & Procedures regarding permits from:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective forever unless noted on the permit. (6/09)

to:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective for 6 months for projects not requiring County permits and for 12 months for projects requiring County permits. (01/17)

## PPMC FINE POLICY

The Board of Directors of PPMC has adopted the following list of suggested fines for violations of the Bylaws or Rules & Procedures of PPMC. The Board expressly delegates to the Manager of PPMC the authority, under Article IV, Section 1G of the PPMC Bylaws, to assess fines suggested as well as to propose additional as appropriate but not to exceed a total of \$200.00. Any Member fined either by the Manager or the Board is entitled to provide a written objection and/or explanation to the Board, or may request in writing an opportunity to appear before the Board at a regular Executive Board Meeting to contest the fine. After the Member has presented their side of the issue, the Board will decide whether to fine and how much. Any decision by the Board as to the amount of any fine shall be final.

	First	Second	Third
<b>Pet Fines</b>			
Non-leashed animal off allotment	\$ 100.00	\$ 200.00	\$ 500.00
Not removing pet waste	\$ 50.00	\$ 100.00	\$ 150.00
<b>Tree Fines - Per Tree</b>			
Unauthorized removal (under 6" diameter)	\$ 500.00	\$ 750.00	\$1,000.00
Unauthorized removal (under 2' diameter)	\$1,000.00	\$1,500.00	\$2,000.00
Unauthorized removal (over 2' diameter)	\$5,000.00	\$5,000.00	\$5,000.00
Unauthorized trimming	\$ 500.00	\$ 750.00	\$1,000.00
<b>Building Violations</b>			
Non-notification of Manager	\$ 100.00	\$ 250.00	\$ 500.00
Unauthorized work	\$ 250.00	\$ 500.00	\$1,000.00
Fences, setbacks and other violations	\$ 200.00	\$ 500.00	\$1,000.00
<b>Vehicle Infractions</b>			
Speeding	\$ 100.00	\$ 200.00	\$ 300.00
Golf cart violations	\$ 100.00	\$ 200.00	\$ 300.00
<b>Unauthorized Representation of PPMC</b>			
Violation	\$1,000.00	\$2,000.00	\$5,000.00
<b>Disregard of Specific Board Directive</b>			
Violation	\$1,000.00	\$2,000.00	\$5,000.00
Failure to appear before BOD without notice	\$ 250.00	\$ 500.00	\$1,000.00
<b>Health and Safety</b>			
Failure to correct issues	\$ 100.00	\$ 250.00	\$ 500.00
Trash/debris in river	\$ 100.00	\$ 250.00	\$ 500.00
<b>Citizenship</b>			
Disturbances	\$ 100.00	\$ 250.00	\$ 500.00
Renting premises	\$ 500.00	\$1,000.00	\$5,000.00
<b>Destruction of PPMC Property</b>			
Negligent damaging	\$ 200.00+	\$ 500.00+	\$1,000.00+
Vandalism	\$ 500.00+	\$1,000.00+	\$2,000.00+

The + above refers to costs of repair. Members who promptly report any damage will be charged repair costs only with no additional fine. Additional penalties for vandalism, including suspension or termination, may be added by the Board.



## NEIGHBORHOOD SAFETY

Santa Cruz County Sheriff Non-Emergency.....(831) 471-1121

Santa Cruz County Sheriff Emergency.....911

Steve Polizzi (Cell Phone).....(831) 345-0879

*In an emergency ALWAYS call 911 - Do NOT call the Manager, Office or your neighbors/friends, it will delay response to your emergency.*



Upcoming  
Events

## CALENDAR OF EVENTS

### December

27 - Coffee SSH 9:00am

31 - New Year's Eve Dance SH 7:30pm

### January

2 - Park Office Closed

3 - Coffee SSH 9:00am

7 - Bylaws Committee SSH 11:00am

10 - Coffee SSH 9:00am

14 - Recreation Committee SSH 10:45am

16 - Park Office Closed

Stitch & Munch SSH 11:00am

17 - Coffee SSH 9:00am

18 - Staking Committee SSH 7:00pm

19 - Wine & Cheese SH 4:00pm

21 - BOD Meeting SSH 9:30am

Potluck SH 5:30pm

24 - Coffee SSH 9:00am

25 - Bingo! SH 7:00pm

28 - OES Event SH 12:00pm

31 - Coffee SSH 9:00am

## PPMC MEMBERSHIP APPLICATIONS PENDING

	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBER</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Susan Cummins	11/25/2016	William Denton	407 Keystone Way
Kerri Anne Ramsay-Price	12/13/2016	Claudia Fickes	574 Scottishrite Avenue
<b><u>ASSOCIATE MEMBER</u></b>			
Bradley Taylor	08/25/2016	Gail Marshek	610 Keystone Way
Lindsay Lyons	12/12/2016	Jared Lyons	129 Keystone Way
Patricia Kramer	12/15/2016	Christine Woodworth	505 Amaranth
<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
Mary Todd	12/27/2016	Margaret Todd	167 St. Bernard

**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 & 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 831/818-9200.

**STITCH AND MUNCH** ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd 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 **1st & 3rd 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.

**SOCIAL HALL POTLUCKS** are held the **THIRD SATURDAY OF THE MONTH** beginning at 5:30 p.m. with social and dinner at 6:00 p.m. Please bring your favorite dish to share, your place settings and your beverage of choice. **HOSTS NEEDED FOR FEBRUARY THROUGH JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

**DECEMBER**

**NEW YEAR'S EVE D'ELAGANACE PARTY** will be held on **SATURDAY, DECEMBER 31ST** from 7:30 p.m. until 11:00 p.m. and hosted by Pat Herzog and Natalie Heer. Bring your own beverage and an elegant appetizer or dessert to serve 4-6. DJ Otis will be there. If you have any special requests, be sure to let Pat know so that they may be passed on to the DJ. **\$3.00** per person is requested. **RSVP REQUIRED.** Pat at 831/458-9481 or Natalie at timandnatalie@sbcglobal.net. See Flyer elsewhere in this Bulletin.

**JANUARY 2017**

**SOCIAL HALL POTLUCK** will be **SATURDAY, JANUARY 21ST** beginning at 5:30 p.m. with social and dinner at 6:00 p.m. and will be hosted by Pat McDonald and Shirley Radder. Please bring your favorite dish to share, your place settings and your beverage of choice. **HOSTS NEEDED FOR FEBRUARY THROUGH JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

**AUGUST 2017**

A **FLEA MARKET** will be hosted by Connie Fisher. More details later.

**COME CELEBRATE**

# **CHICAGO MIDNIGHT**

**NEW YEAR'S EVE  
D'ELEGANCE**



AT 10 PM PST  
AS WE WELCOME 2017  
WITH A CHAMPAGNE TOAST

**SOCIAL HALL**

**SATURDAY, DECEMBER 31, 2016**

**7:30 p.m. until 11:00 p.m.**

**Bring your own Beverage and  
an Elegant Appppetizer or Dessert to serve 4 to 6**

**\$3.00 per person is so appreciated**

**RSVP required NO LATER THAN DECEMBER 28**

**TO PAT HERZOG 831-458-9481 OR NATALIE HEER [timandnatalie@sbcglobal.net](mailto:timandnatalie@sbcglobal.net)**

**DRESS FOR ELEGANCE AND GREAT DANCING**

We are excited to bring back the Annual Flea Market. It is a whole park event. You give things, you buy things and the Park benefits with the proceeds.

WE APPRECIATE YOUR DONATIONS FOR THE FLEA MARKET, TO BE HELD IN AUGUST 2017. If you have early donations, PLEASE CALL THE OFFICE FOR A CONTACT PERSON IN THE PARK WHO WILL MEET YOU AT THE OFFICE TO OPEN THE STORAGE AREA. THE CONTACT PEOPLE ARE TO UNLOCK THE AREA ONLY----WE DO NOT EXPECT THEM TO CARRY, LIFT, ETC. YOUR ITEMS. PLEASE BRING SOMEONE TO HELP YOU DO THIS.

WE HAVE LISTED BELOW WHAT IS NOT-ACCEPTABLE:

- . Anything that is damaged, stained, soiled or rusting.
- . Alcoholic Beverages
- . Large Appliances-Toilets-Sinks
- . Carpet or Padding
- . Firearms or Ammunition
- . Mattresses, bed pillows, box springs, hospital Beds
- . Water Beds
- . Cribs, Car Seats, Play Pens
- . Large Exercise equipment .

This is a guideline to help us have a successful Event. There is always exceptions. We can make a decision on the donation Day.



WE ARE TAKING DONATIONS NOW.

We are also asking, can you help us on the dates to price and organize items, clean up - it takes a lot of people, if you can only work a day or an hour-WE WANT YOU.

DATES: August 14-16 Move items to Social Hall from Office Storage.

August 16-17 Organize items and price

August 18 Preview Night

August 19-20 Flea Market Sales AM - PM to be determined

August 21-23 Pack, donate items left to local Churches , donate to Goodwill, or suggestions welcomed.

Thank you,

CONNIE & DICK FISHER

San Diego phone 619-482-8681

Park phone 831-458-1919 (no answering machine when we are away)

Cell phone: 619-890-8767



## **Board of Directors OPEN Session Minutes – See Below Executive November 19, 2016**

**December 17, 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. Director-at-Large, Nick O'Donnell was absent. There were 12 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 Bob Morgan.

Pledge of Allegiance led by Bruce Wildenradt.

Executive Minutes read by Bruce Wildenradt. See below.

Open minutes were unanimously approved with a correction to the date.

---

## **Report from the Executive Session in November 2016 SATURDAY, November 19, 2016**

### **REDACTED EXECUTIVE SESSION MINUTES**

#### **Saturday, November 19, 2016, 8:00 A. M. Executive Session**

The meeting was called to order by Bill Eckard, President, on November 19 at 8:10 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 October 15, 2016 were approved as read.
- (b) There were no corrections to the October 15, 2016 Open Minutes
- (c) The November 19, 2016 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

#### **1.1 DISCUSSION**

- (a) A terminated member - Discussed appraisals and putting in bulletin.
- (b) A terminated member - Discussed appraisals and putting in bulletin.
- (c) A delinquent member - Discussed real estate sale.
- (d) Slide Area Diagram from George Brown
- (e) Fence Request / 210 Keystone Way - Discussed and request declined.
- (f) A member disputing staking - Discussed mediation.
- (g) Money Owed to the Park was discussed.
- (h) Fences and Rules were discussed.
- (i) Prices for Resurfacing the Tennis Courts was discussed, as well as the need to trim the tree near the office tennis court.
- (j) A television for the conference room for emergencies and front & back gate cameras was discussed.

## Board of Directors Minutes - Continued from previous page

### 2.0 CORRESPONDENCE

- (a) Incoming – **The attorney for a member** wrote a letter of appeal regarding **the member's** removal of a board. **A member** sent a response to the staking of her allotment. **A member** sent a letter regarding the potential water damage to his allotment due to boards installed by **his neighbor**. The Park received copies of the Extension of Preliminary Injunction filed PPMC vs. **a member**. **A member** wrote regarding her concern about pampas grass at **her neighbor's** allotment. **A member** sent a letter of interest in purchasing **a terminated member's** allotment. A letter was received from the **a member's attorney** regarding **the member's** objection to removal of her fence. A copy of the legal filing of **a member** vs. PPMC was received. **A member** wrote to the BOD regarding steps to be taken for the repairs needed to Ocean Street Extension and about creating a definition of "In Good Standing." **A member** sent a copy of work previously compiled that defines fence restrictions in the Park.
- (b) Outgoing - A letter was written to **a member** regarding unauthorized building of a deck. A letter was sent to **a member** regarding the status of the red tag issue.
- (c) Incident Reports - A report was received from **a member** regarding surveillance cameras at **her neighbor's** allotment. A report was received from **a member** regarding ongoing confrontations with **his neighbor** about driving over her allotment. These reports were and the responses by Manager Steve Polizzi were discussed and reviewed by the BOD.

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

- Tree at the office – The tree at the office needs to be trimmed, I have a quote for \$1,900 which is less than the \$2,500 that is budgeted for tree maintenance. **BOD RESPONSE – Yes I can have it trimmed as long as the price stays under the budgeted amount.**
- Office TV – Cable TV is part of our Comcast package at the Office. As such, I would like to buy a TV for the Office for emergency news events as well as current events. **BOD RESPONSE – Yes to the TV but it needs to go in the conference room and \$500.00 to purchase a TV.**
- Tennis courts – Fred has the three bids for the tennis courts repairs they are around \$12,000/\$12,500/\$26,000. Fred will be presenting this in the open meeting.

### 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 November 19, 2016 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, Bruce Wildenradt, Secretary and Nick O'Donnell, Director at Large were present.

### 5.0 APPOINTMENTS

- (a)1:00 - **A member** - Drainage was discussed, the matter is ongoing.
- (b)1:15 - **A member** - was a no show.
- (c)1:45 - **Loren Chestnutt** - was unanimously approved (5 - 0) as the Member on 518 Courtesy Lane.
- (d)2:15 - **A delinquent member** - will start making payments. Will be in Tuesday to see Nancy.
- (e)2:30 - **A member** met with the BOD regarding real estate sales.

## Board of Directors Minutes - Continued from previous page

### 6.0 DISCUSSION

- (a) A discussion was held regarding \$3,000 to be allocated to the Recreation Committee after July as part of their budget.
- (b) A discussion was held to change the BOD Liaison for the Staking Committee to Nick O'Donnell.
- (c) Insurance was discussed.
- (d) The definition of "Member in Good Standing" was discussed.
- (e) The new PPMC Fine Structure was discussed. It will be printed in the bulletin for one month before being implemented.

A motion to end the Executive Session at 3:00 P.M. was made by Ken and seconded by Nick. There was no discussion. The motion passed 5 to 0.

Respectfully submitted,  
Bruce Wildenradt, Board Secretary

## Minutes of OPEN Session of December 17, 2016

### President's Report: Bill Eckard

Bill said that the Park owes Steve Polizzi a lot; he has taken on a lot over the past week with repairs to the social hall kitchen, smoke detector, revamping of the office lobby. He went on to thank all the members in attendance and asked that questions at the conclusion of the meeting be short as the BOD had an impromptu meeting with Greg Easton regarding Ocean Street Extension scheduled at 11:00 that morning.

### CFO's Report: Ken Cox

Ken reported that membership receivables continue to be a challenge however we're headed in the right direction. He continued by stating suspension letters are being sent to 3 members who are seriously in arrears. Kurt Likins brought up that he has been asked to provide the amount due the park in receivables on a monthly basis, Ken replied that he will get something into the bulletin each month.

### Park Manager Report: Steve Polizzi

- 1) The office lobby has been painted, cleaned up and redone with a sitting area.
- 2) A large tree fell from cardiac hill down onto and across Washington Pathway. There is visible damage to the pathway and parking area on cardiac hill. Washington Pathway and the parking area are now closed for safety reasons. The tree will be removed this Tuesday 20 Dec. and Mr. Easton will be out today at 11 a.m. to evaluate the parking area, hillside and pathway. After I meet with Mr. Easton we will come up with a plan for opening the parking area and pathway. So please for your safety please do not use Washington Pathway.
- 3) The fence that was damaged at the top of the exit road has now been fixed and replaced.
- 4) The new audio visual equipment has been installed in the large social hall. Harold and Steve Brown donated their time and installed the new equipment for free. Please do not mess with any of the connections, this can be very expensive to redo. If you use the social hall and need the av equipment I will show you how to work everything.
- 5) I would like to thank the recreation committee for purchasing 10 new benches, 4 picnic tables and paying to resurface/repair both of the tennis courts. The tennis courts will be resurfaced/repared in early spring.
- 6) If anyone uses the social hall, picnic grounds, equipment etc. and you find something dirty, broken or not working please let myself or the office know right away so we can take care of it.
- 7) Thank you to Joey Smith for all his help and to Andrew for his day to day hard work.

## Board of Directors Minutes - Continued from previous page

### REPORTS FROM COMMITTEES:

#### ***HISTORY: Barry Brown: Written***

Barry read his report to the BOD:

Dear PPMC Board,

This report will bring to a close my tenure as Chair of the Historical Committee for Paradise Park. My wife and I are moving to the Masonic Home in Union City on December 27.

I wanted to take this opportunity to thank you and previous Boards for your continued support regarding the history that took place here in the Park. As might be expected, there are some items that need to be dealt with before we leave. First is the restoration of the CPW model.

Mr. Tim Robinson, an expert model restorer who works for the Computer History Museum in Mountain View, has offered his services in that regard. He and his wife Lisa are offering to clean and restore the model in their workshop at the San Lorenzo Valley Museum in Boulder Creek. This would take place during the Museum's scheduled "California Powder Works" exhibition starting in February 2017 and running through September. The model's restoration would be one of the features of the Museum's month's long exhibition. All they are asking in return is reimbursement for the cost of parts used for restoration.

Lisa Robinson, the curator of the San Lorenzo Museum, is a member of the San Lorenzo Museum, is a member of the San Lorenzo Historical Society and is curating the new "California Powder Works" exhibition for 2017. She holds a BS in Physics and Astrophysics from Leicester University. She is a member of the American Alliance of Museums, the California Association of Museums, the California Preservation Foundation, and the Society of California Archivists. They live in Boulder Creek.

Concurrent with the restoration project, the Robinsons would like to temporarily borrow the Park's CPW artifacts for the museum's California Powder Works exhibit. They propose to transfer the artifacts to the San Lorenzo Museum, including the CPW Model, sometime in January 2017 and return everything in working order by October of the same year. At that time, Lisa has offered to help Paradise Park organize its own exhibit of artifacts and photographs for future generations to enjoy.

To facilitate the project I have introduced the Robinsons to our Park and Office Managers, both of whom are willing to help with the project. The Robinson's proposal seems to be a win-win for all concerned. All that remains is for the Board to consider the proposal and give its consent before the end of the year.

Lastly, the National Historic Landmark plaque has been installed. The work was done by Randy Krassow and his son Chris from the Santa Cruz Memorial Cemetery. It took 2 days to remove the old plaque and install the new one; this at no cost to Paradise Park. It would be great if the Board would send them a thank you letter, gift, or something. They are good neighbors and deserve some kind of recognition for the excellent work they did for the Park. Fraternally, Barry Brown.

Upon completion of Barry's report, Ken Cox made the motion to accept the SLV Museum proposal (with a budget not to exceed \$500.00); the motion was seconded by Kurt Likins and passed 4 - 0.

#### ***OCEAN STREET EXTENSION: Bob Morgan: Verbal***

Bob stated that he would like more detail from the board on their working with Greg Easton (slide vs. Ocean Street Extension) as he has proposed working with the OSE Neighborhood Coalition and feels the two issues should be handled separately. He continued by commenting that he has concerns about the BOD working with subordinates as opposed to the Director of Public Works, as this seems inappropriate to him.

Mr. Morgan also said that he feels an engineering study may cost money, but he feels it is needed to document the emergency status. Kurt Likins commented that the board was meeting with Easton that afternoon and they would get an estimate on cost at that time. Bob thanked him for the information and asked to be kept closely informed.



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

### **RECREATION: Fred Dunn-Ruiz: Verbal**

Fred reported that the New Year's Eve Party is taking sign-up's (RSVP's). Donna Sorenson stated that hosts are needed for potlucks held February through June.

### **TREE:**

The board voted on the following tree requests that were submitted in November:

- 210 Keystone / Removal of 2 Redwood Trees - Kurt Likins made the motion, Bruce Wildenradt seconded; passed unanimously 4 - 0.
- 336 Royal Arch / Trim or Removal of Non Redwood Tree - Kurt Likins made the motion, Bruce Wildenradt seconded; passed unanimously 4 - 0.
- 194 St. Bernard / Removal of Non Redwood Tree - Kurt Likins made the motion, Bruce Wildenradt seconded; passed unanimously 4 - 0.

### **NEW BUSINESS:**

1. The board wants to amend the Rules & Procedures regarding permits from:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective forever unless noted on the permit. (6/09)

to:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective for 6 months for projects not requiring County permits and for 12 months for projects requiring County permits.(01/17)

2. Fred Dunn-Ruiz suggested that the new museum be named for Barry Brown. The BOD agreed and will make a final decision when the museum opens next year.

### **UNFINISHED BUSINESS:**

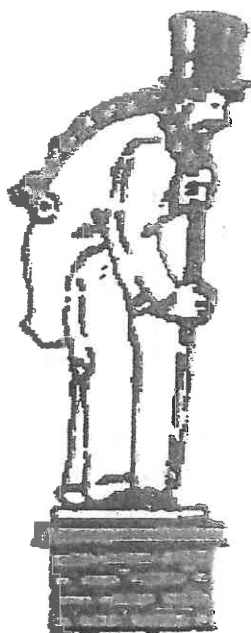
1. Bob Morgan inquired about the status on the definition of "Member in Good Standing." Kurt Likins replied that the Bylaws Committee is working on this.

### **OPEN FORUM:**

1. John Mancini asked for an update on staking reports. Kurt Likins and Bill Eckard both responded that they are being worked on, the committee is short-handed and trying to get up-to-speed on having all trained and able to write reports.
2. Donna Sorenson inquired as to who is ultimately responsible for trees, as it was to be defined by the tree committee and she wants status. A short discussion ensued with discussion of liability and Kurt Likins commented that the tree committee is very easy to deal with, continuing to say that the Park cannot allow members to make the call to remove trees without guidance or we might end up with no trees left. Gary Brandenburg shared that a member can employ an arborist if they disagree with a tree committee ruling, and present the expert's findings to dispute.
3. Bob Morgan commented that the proposed change to the permit rule (15.01) must be published in the bulletin prior to Board approval. The BOD stated that the information will be published in the December edition and voted upon at the January 2017 meeting. John Mancini voiced that he thinks 6 months is too short a period. Steve Polizzi explained the process when a building package is submitted.
4. Gary Brandenburg asked what the benchmark is for reported delinquencies. Ken Cox responded with "over 30 days." Gary then suggested using over 60 days, as he feels the Accounts Receivable Due will flocculate too frequently. John Mancini stated that a debt owed less than one year is not bad debt. Donna Sorenson feels that putting the A/R figure owed in the bulletin might incite panic by the members and thinks activity on delinquencies only should be reported.

The Open Meeting was adjourned at 10:45 pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager



**Certified Member of  
the Golden State  
Chimney Sweep  
Guild**

**A-One  
Chimney Service**

**Contractor  
Licensed & Insured**

**Owners: James and Dawn  
Keeton**

***Members of Paradise  
Park Masonic Club***

194 St. Bernard

**Ph. 831-423-3264**

**Email:**

**aoneenergy@hotmail.com**

# **GET YOUR CHIMNEY SWEPT OR REPAIRED A-ONE Chimney Service**

**"YOUR SOURCE FOR ENERGY SAVINGS"**

- We Sell and Install Wood, Pellet, and Gas Stoves, Fireplaces and Inserts
- Inspections
- Maintenance
- Repairs
- Spark Arrestors
- Service Furnaces and Dryer Vents
- Insurance and Real Estate Inspections and

***Schedule Your Appointment  
Now.....***

# 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> Sale Pending	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.
457 York Avenue	<b>Barry Brown</b> Mark Zevanove, Agent 831-588-2089	<b>\$250,000</b>	Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate!
574 Scottishrite	<b>Claudia Fickes</b> Mark Zevanove, Agent 831-588-2089	<b>\$325,000</b> Sale Pending	Wow, what a house! Sunshine abounds!! 2BR, 2BA upstairs with central heat. Expensive alternative septic system. Fireplace in living room and wood burning stove in dining room. Huge space downstairs with a concrete tunnel to the three car garage.
<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>\$215,000</b> Price Reduced	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 Reduced 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>\$271,000</b>	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
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:**  
**5 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 ft 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. Listed at \$115,000 - Sale Pending

**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

**574 Scottishrite** Wow, what a house! Sunshine abounds!! 2BR, 2BA upstairs with central heat. Expensive alternative septic system. Fireplace in living room and wood burning stove in dining room. Huge space downstairs with a concrete tunnel to the three car garage. Listed at \$325,000 - Sale Pending



**457 York Avenue** Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate! Listed at \$250,000

**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	518 Courtesy Lane		

*These sales have generated \$170,000 for the Park in initiation fees*