

PARADISE PARK MASONIC CLUB, INC.

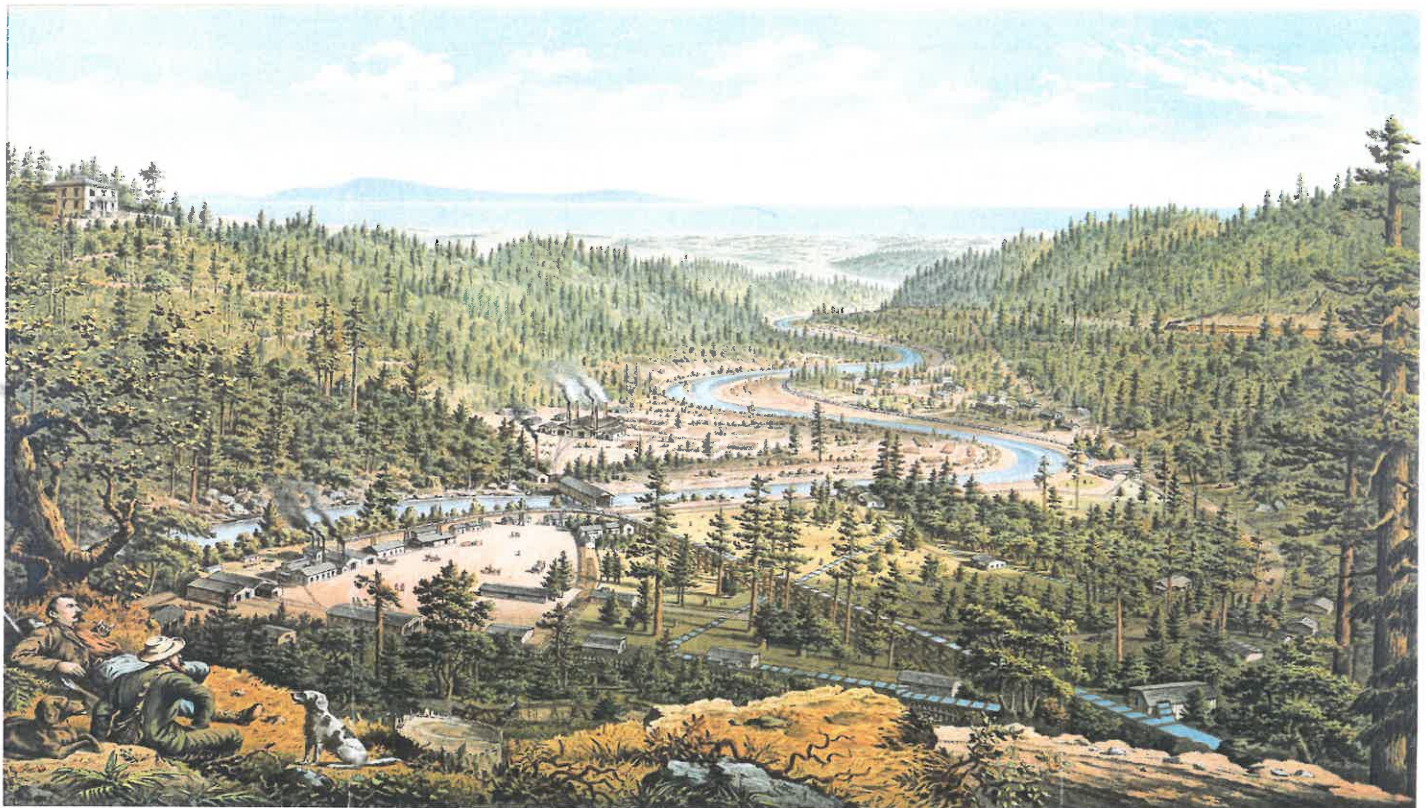
211 Paradise Park
Santa Cruz, CA 95060-7003



March 2017



FIRST CLASS MAIL



PPMC BULLETIN - MARCH 2017

Board of Directors

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ppmc.wce@yahoo.com
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Park Manager
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President's Message by Bill Eckard

At a special meeting of the Board of Directors held on Wednesday, March 29th, the directors voted unanimously 5 - 0 to repeal the decision made regarding the fence proposal. After discussion and careful consideration, it was decided that this proposal, made by the Bylaws Committee and presented at the March open board meeting, doesn't bring the desired intent which is to eliminate problems, not increase them. Therefore, we have retracted the change completely from the items that will be voted upon at the Annual Meeting.

In this bulletin you will find the two bylaws changes proposed that the BOD has approved for vote: 1) Changes to Article III, Numbers 24 - Suspension of Membership and 25 - Termination of Membership; and 2) Article IV, Number 1 - Membership Fees, E - Initiation Fee. This board supports each of the aforementioned changes.

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



Park Manager Report

by Park Manager, Steve Polizzi

The soil samples on Washington Pathway were completed at the beginning of the month. The parking area above the damaged pathway will be done next. Once the second set of samples is done, a report will be completed and given to the Park with recommendations for repairs.

Now that Lake PPMC has been drained, the Rainbow Girls and Jobs Daughters will be helping to clean up the Picnic Grounds. Members are encouraged to come out and help beautify our community on Saturday, April 1st from 9 a.m. to noon. Please bring a rake and an extra green waste can if you have one.

I would like for everyone to take the time to read the PPMC Bylaws and Rules and Procedures regarding trailers, guests and parking so we can all make sure we're following them.

At the last Board meeting, our Directors voted 5-0 to restrict use of the back gate to outbound traffic only. Starting April 5, 2017 the back gate will be closed to inbound traffic. If you have a clicker the code will be changed so they will no longer work. For years, the Board has asked the Membership to reduce our use of Ocean Street Extension to extend the life of the road, with little to no compliance. With the amount of damage caused by the rains this year, it's become imperative that we only use the extension road for emergency vehicles, and Section 4 trash, propane and delivery trucks.

Thank you to the Members who helped each other and the Park during the storms.

Steve

CFO Commentary

At the Board Meeting on March 25, 2017, I proposed that the fee paid upon the sale of an allotment be increased from \$5,000 to \$10,000, and that this fee be used solely for the purpose of continued funding PPMC's reserve account.

The reason I believe that the fee should be increased is because \$5,000 is a paltry sum to pay for the privilege of purchasing an allotment in PPMC. This sum is to represent the value brought to the buyer, of PPMC's assets. Those assets consist of the water system, all roads, the covered bridge, the office, the social hall, all parks, all common area land, park vehicles, all of PPMC's financial assets (bank account & reserve account balances), etc. Buying in to all of that is a steal, even at the proposed \$10,000!

At the current \$5,000 buy in, it reflects the value of those items at less than \$2.0 million. At a \$10,000 buy in, the value is less than \$4.0 million (391 allotments at \$10,000/allotment). I feel that an amount in excess of \$10,000 is easily justifiable, but feel that any higher amount would be met with additional resistance, and I want this recommendation to pass.

This proposed bylaw states that the only allowed use of this increase is to provide continued funding for the reserve account. The only current source of funding for the reserve account is the current \$5,000 fee. As the reserve account funds get used, the balance will decrease, possibly necessitating a reserve account contribution from PPMC membership. This proposed fee increase to \$10,000. will delay a membership funding of the reserve account, and could possibly be the only necessary funding to maintain the reserve account. The reserve account usage and number of allotment transfers would be the main contributors to changes in the reserve account balance.

This proposed fee increase could alleviate the need for PPMC's current membership to fund the reserve account. At the very least, it would decrease the amount of funding required from the current membership, when/if additional membership funding becomes necessary.

Thank you, Ken Cox

Submitted along with Bill Eckard, Kurt Likins, Nick O'Donnell and Bruce Wildenradt

BALLOT ITEM #1

ARTICLE III MEMBERSHIP

1. **MEMBERS** - A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter "Member" or "Members" as applicable). Membership requires unanimous approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership **in good standing** shall be evidenced by proof of a current paid dues receipt from a Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or from a Chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of whom must meet all the requirements delineated in these Bylaws. Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as "Collective Members") (7/10)

24. **SUSPENSION ~~OR TERMINATION~~ OF MEMBERSHIP** - The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, **with further action of the Board** ~~or terminated in its entirety~~, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:

- A. Committed an act, which has been proven to be a Masonic offense; or
- B. Behaved in a manner that is not consonant with good citizenship or engaged in conduct materially and seriously prejudicial to the Corporation's purposes and interests; or
- C. Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures; or
- D. ~~Failed to pay PPMC, when due, Membership fees, including but not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, fines, and late charges.~~
- E. Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly

constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

Failure to pay financial obligations when due as provided in Article IV, Section 1 (Membership Fees) will result in Suspension of Membership. Financial obligations include but are not limited to: dues, taxes late penalties, finance charges, fines, assessments or special assessments. Suspension of Membership for delinquent financial obligations does not require a hearing by the Board of Directors and shall be an administrative function of the Park Management .

- A. The Board has the prerogative to turn the debt over to a collection agency, small claims court, or terminate the Membership.
- B. If the Membership is administratively suspended, the Management must notify the Member in writing and inform the Member. This notice must be delivered by certified mail (return receipt requested) or by an authorized process server.
- C. The Member has thirty (30) days after receipt of suspension notice to clear the outstanding debt(s). If payment is not received, and the Member requests a payment plan, the Board of Directors shall request a credit check at the Member's expense and establish a once in a lifetime per Membership payment plan to be paid in full within 12 months.
- D. Failure to maintain payment plans as agreed by the Member, will result in Membership termination proceedings as provided in Article III, Section 25.

~~The suspension or termination of a Member suspends or terminates, as applicable, the Member's right to vote and also suspends or terminates the Associate Membership and Alternate Associate Membership that is affiliated with the Member.~~

With administrative suspension of Membership, the Member's right to vote is suspended and the Member, the Associate Member, and the Alternate Associate Member are no longer considered Members in good standing.

Membership fees, including dues, allotment fees, assessments, transfer fees, and taxes are still due and payable to PPMC by a Member who is suspended.

Notwithstanding the foregoing, the Membership of an Associate Member or Alternate Associate Member shall be automatically suspended, without action by the Board, if the Associate or Alternate Associate has failed to submit proof of his or her good standing in a duly and regularly constituted Lodge of Master Masons or of a duly and regularly constituted Chapter of the Order of Eastern Star, within three (3) months after having been notified in writing of such delinquency.

Failure to correct the act or omission that led to suspension of Membership may result in termination of Membership, Associate Membership, and Alternate Associate Membership.

25. PROCEDURE FOR SUSPENSION—OR TERMINATION OF MEMBERSHIP – If grounds appear to exist for ~~suspending or~~ terminating a membership pursuant to these bylaws, **including offenses listed in Article III, Section 24,** the following procedure shall be followed:

- A. The Board shall give the member at least 15 days' prior notice of the proposed ~~suspension or~~ termination and the reasons for the proposed ~~suspension or~~ termination. Notice shall be given ~~by any method reasonably calculated to provide actual notice. Notice given by mail shall be sent~~ by certified mail, return receipt requested, to the member's last address as shown on PPMC's records.
- B. The member shall be given an opportunity to be heard, either orally or in writing, at **the next scheduled Executive Meeting of the Board of Directors,** at least five days before the effective date of the proposed ~~suspension or~~ termination. The hearing shall be held, or the written statement considered, by the Board to determine whether the ~~suspension or~~ termination should occur.
- C. The Board shall decide whether the member should be **terminated.** ~~suspended, expelled, or sanctioned in any way.~~ The decision of the Board shall be final.
- D. Any action challenging a suspension, or termination of membership, including a claim alleging defective notice, must be commenced within one year after the date of the expulsion, suspension, or termination.
- E. **If Upon termination** ~~a Membership is terminated,~~ the Member shall vacate all premises on his or her allotment within sixty (60) days. The Corporation has the right to avail itself of all legal remedies, including unlawful detainer, to remove the Member from all premises on his or her former allotment.

BALLOT ITEM #2

ARTICLE IV MEMBERSHIP FEES

- E. An ~~initiation~~ **Membership** fee of ~~Five~~ **Ten** Thousand Dollars ~~(\$5,000)~~ **(\$10,000)** shall be paid to PPMC. **The Membership fee will be solely used for the continued funding of PPMC's reserve account:**
 - (i) by an applicant upon making application for Membership as a Member; or
 - (ii) by any person who purchases allotment improvements from a Member within two (2) years after being named as that Member's Associate Member or Alternate Associate Member. (6/09)

VOLUNTEERS NEEDED

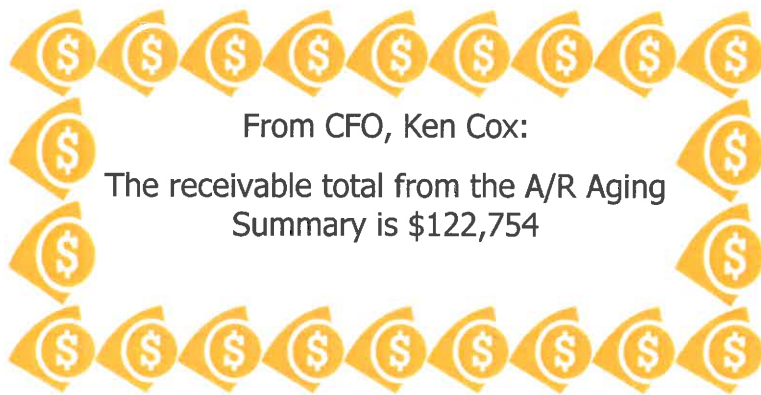
The Staking Committee is in desperate need of members.

If interested, please notify Nick O'Donnell at nickodppmc.com

Thank you!



The Common Property Tax for 2016 is
\$134.85



From CFO, Ken Cox:

The receivable total from the A/R Aging Summary is \$122,754



Very Important Community

Garden Meeting!

April 8, 2017 at 1:00pm

in the Small Social Hall

Anyone interested in the community garden should attend this important meeting as we will be discussing the future of the garden. Its rebirth, its structure, its leadership and individual as well as group responsibilities.

Have you submitted your 2017 dues card yet?

Please remember that per PPMC Bylaws - Article III, Number 24: The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has: E) Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

REGARDING SURVEILLANCE CAMERAS & AUDIO RECORDINGS:

There are no laws or, or restrictions, for a private person to have video surveillance cameras around their property for the purposes of security. However, there are laws, and constitutional rights, regarding privacy.

The California Constitution contains a guarantee of privacy. For this right to be violated, video surveillance must fulfill three criteria:

1. It constitutes an intrusion
2. It intrudes in a location or context where there is a reasonable expectation of privacy
3. It outweighs other interests by the gravity of the alleged violation

Most "eavesdropping" laws (California Penal Code sections 631, 632) expressly prohibit the unauthorized installation or use of cameras in private places. Installation or use of any device for photographing, observing or overhearing events, or sounds, in a private place without permission of the people photographed or observed is against the law. A private place is one where a person may reasonably expect to be safe from unauthorized surveillance. Such as locker rooms, restrooms, changing/dressing rooms, bedrooms, and other areas where a person should expect a high level of personal privacy. A private place could also be considered a backyard, or a window into a residence.

Signs should be posted advising there is video/audio surveillance.

If your cameras are located on your property in plain view, are not in a private place, and do not violate any state or federal laws, it would appear they would be lawful.



CALENDAR OF EVENTS

April

- 3 - Knitten Kittens SSH 11:30am
- 4 - Coffee SSH 9:00am
- 8 - Recreation Committee SSH 10:45am
Community Garden Meeting SSH 1:00pm
- 10 - Tree Committee SSH 10:00am
- 11 - Coffee SSH 9:00am
- 15 - Board Meeting SSH 9:30am
Potluck SH 5:30pm
- 17 - Stitch & Munch SSH 11:00am
- 18 - Coffee SSH 9:00am
- 19 - Staking Committee SSH 7:00pm
- 21 - Wine & Cheese SH 4:00pm
- 25 - Coffee SSH 9:00am
- 26 - Bingo! SH 7:00pm
- 28 - Coffee SSH 9:00am

PPMC MEMBERSHIP APPLICATIONS PENDING

	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBER</u>			
Jerrol Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Jennifer Hostetler	03/22/2017	Barry Brown	457 York Avenue
Mary Treuge	03/28/2017	PPMC	601 Keystone Way
<u>ASSOCIATE MEMBER</u>			
Lindsay Lyons	12/12/2016	Jared Lyons	129 Keystone Way
Patricia Kramer	12/15/2016	Christine Woodworth	505 Amaranth
Julia Harris	01/24/2017	Tom Snyder	566 King Solomon
Bill Beighe	02/15/2017	Judy Beighe	225 Acacia Lane
<u>ALT. ASSOCIATE MEMBER</u>			
Devin Hanson	07/05/2016	Daniel Hanson	338 The Royal Arch
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way



GETTING DISASTER HELP FROM SBA

WHAT YOU NEED TO KNOW

- ◆ SBA disaster loans are the primary source of money to pay for repair or replacement costs not fully covered by insurance or other compensation.
- ◆ SBA offers low-interest disaster loans to **businesses of all sizes, most private nonprofit organizations, homeowners and renters.**
- ◆ Businesses may borrow **up to \$2 million** for any combination of property damage or economic injury.
- ◆ SBA offers low-interest working capital loans (called **Economic Injury Disaster Loans**) to small businesses, small businesses engaged in aquaculture and most private, nonprofit organizations of all sizes having difficulty meeting obligations as a result of the disaster.
- ◆ Homeowners may borrow **up to \$200,000** to repair or replace their primary residence.
- ◆ Homeowners and renters may borrow **up to \$40,000** to replace personal property.

THREE WAYS TO APPLY TO SBA

- ◆ Apply online using the Electronic Loan Application (ELA) via SBA's secure website at: <https://disasterloan.sba.gov/ela>.
- ◆ Apply in person at any Disaster Loan Outreach Center and receive personal, one-on-one help from an SBA representative. For additional information or to find a location near you visit our website at: <http://www.sba.gov/content/current-disaster-declarations> or call SBA at (800) 659-2955. Individuals who are deaf or hard-of-hearing may call (800) 877-8339.
- ◆ Apply by mail: complete a paper application and mail it to SBA at: 14925 Kingsport Rd., Ft. Worth, TX 76155-2243.

PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 am 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 am.

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.

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 am to 3:00 pm; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

PARADISE PARK QUILTS OF VALOR meets **1st and 3rd Fridays**, 10:30 am 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 until 10:00 pm.

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

APRIL

APRIL POTLUCK is scheduled for **SATURDAY, APRIL 15TH**, beginning at 5:30 pm with social and dinner at 6:00 pm. Ed Mendenhall will be hosting.

EASTER EGG HUNT is scheduled on Saturday, April 15th. Hosted by Lee Heathorn and Tawni Servi. It is scheduled to begin at 11:00 am. Prizes will be given for the best costume, best craft, and most eggs collected in each age category. After the Hunt, everyone is invited to a light lunch. Please see the flyer elsewhere in this Bulletin for details.

MAY

MAY POTLUCK is scheduled for **SATURDAY, MAY 13TH**, beginning at 5:30 pm with social and dinner at 6:00 pm. Bill & Sharon Eckard will host with a Cinco de Mayo theme. To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

MEMORIAL WEEKEND DANCE on **SATURDAY, MAY 27TH** from 7:00 pm to 10:00 pm. Ice Cream will be served at 8:00 pm. Please see the flyer elsewhere in this Bulletin for details.

VOLUNTEER NEEDED FOR MEMORIAL DAY WEEKEND IS MAY 27-29 to oversee the upgrading the **HORSESHOE COURTS**. **TO VOLUNTEER**, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

SPRING/SUMMER 2017

VOLUNTEER NEEDED to HOST the **4TH OF JULY ALL WHEELS PARADE**. Contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

SUMMER 2017

NEW EVENT IDEAS WELCOMED If you would like to start a new event, volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

AUGUST 2017

SECTION PARTIES should be scheduled for **SATURDAY, AUGUST 5TH**. Be sure your Party Chairperson signs up your section in the office.

A FLEA MARKET will be hosted by Connie Fisher on the **WEEKEND OF AUGUST 19-20**. Donations are NOW being accepted. See details elsewhere in this bulletin.

EASTER EGG HUNT

SATURDAY, APRIL 15, 2017

The 2017 Easter Egg Hunt will be held on **SATURDAY, APRIL 15TH, AT 11:00 AM** at the Picnic Grounds, weather permitting. There will be four distinct areas for the Easter Egg Hunt: toddlers up to 3 years old will begin the hunt, followed by the 4 to 6 year olds, then 7 to 9 year olds, and those 10 years and older will end the hunt. While one group is participating in the Easter Egg Hunt, there will be various age appropriate activities to engage the kids- including adults who are kids at heart. Remember to bring baskets or bags to collect the eggs; there are a few baskets that can be loaned to those who forget. There will be a small prize for the best costume, best craft, and most eggs collected in each age group. There will be a light lunch following the Hunt. Please bring kid-friendly foods to share.

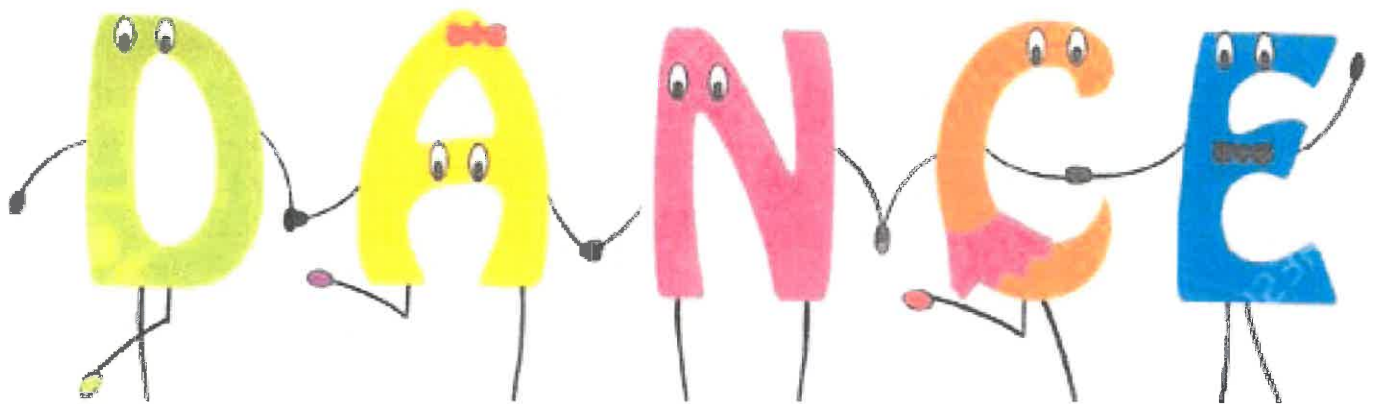
This event is hosted by Tawni Servi #535-2234 and Lee Heathorn #427-0564. Please contact one of them if you have questions or wish to help. Volunteer helpers are most welcome the day of the Hunt to help with hiding eggs, setting up crafts, and setting up the snacks. If possible, meet at the Picnic Grounds at 10:00am.

Remember to bring your cameras, as there will be plenty of photo opportunities. Any parent who does not want their child photographed or potentially placed on social media, including the official PPMC website, should contact one of the above event coordinators at least 24 hours in advance of the Easter Egg Hunt.

If the weather requires, the event will be moved to the Social Hall and begin at NOON.



KICK OFF THE SUMMER Memorial Day Weekend



Saturday, May 27th

PPMC Social Hall

7 pm – 10 pm

Ice Cream will be served at 8 pm

Presented by the PPMC Rec Committee

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

Cell phone: 619-890-8767

Board of Directors OPEN Session Minutes – See Below Executive February 18, 2017

March 25, 2017

9:37 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 23 members who signed in.

Opening Items:

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.

Report from the Executive Session in February 2017 SATURDAY, February 18, 2017

REDACTED EXECUTIVE SESSION MINUTES

Saturday, February 18, 2017, 8:00 A. M. Executive Session

The meeting was called to order by Bill Eckard, President, on February 18, 2017 at 8:00 A.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenradt, Secretary were present.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of January 2017 were approved as read.
- (b) There were no corrections to the January 2017 Open Minutes
- (c) The February 18, 2017 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

1.1 DISCUSSION

- (a) Two Allotment Reclamations - Discussed timeline for reclamations.
- (b) Nominating Committee.
- (c) Fences.
- (d) Reserve Fund.
- (e) Washington Pathway.
- (f) Front gate for security.

2.0 CORRESPONDENCE

Incoming – **A member** sent a letter regarding county road repairs being featured on the local news. **A member** sent a letter regarding unapproved construction by **his neighbors**. **A member** sent a letter of concern about the direction the Park is going. **Robert Bosso** sent a letter of denial of coverage and defense from the insurance company on the claim brought by a member. **A member** sent a third packet requesting permission to build a fence at **her allotment**. **A member** wrote a letter of commendation for **Steve Polizzi**. **Robert Bosso** sent a copy of the response to the member's attorney, in regard to Mediation of a member vs. PPMC. **A member** sent a letter regarding a broken water pipe at **her allotment**. **A member** wrote a letter suggesting locating a fire engine east of the covered bridge.

Board of Directors Minutes - Continued from previous page

- (b) Outgoing - A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **the estate of a member** notifying them of the balance due the Park and a reminder of the upcoming reclamation hearing. A letter was sent to **a member** notifying her of a board mandated fine.

3.0 MANAGER REPORT

4.0 INFORMATION

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

The morning session of the Executive Session was ended at 9:25 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 February 18, 2017 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenradt, Secretary were present.

5.0 APPOINTMENTS

- (a) 1:00 - **Brad Taylor** - New Associate Member 610 Keystone - Approved 5-0.
- (b) 1:15 - **Kerri Anne Ramsay-Price** - New Member 574 Scottishrite - Approved 5-0.
- (c) 1:30 - **Esther Gilliland** - New Alt Associate 146 St. Alban. No show (weather related).
- (d) 1:45 - **Mary Todd** - New Associate Member 167 St. Bernard - Approved 5-0.
- (e) 2:00 - **A member** - Requested meeting - will refer to Bosso.
- (f) 2:15 - **Two members** - Requested meeting - discussed drainage and trees.

6.0 DISCUSSION

- (a) Accessibility & Accommodation

A motion to end the Executive Session at 3:22 P.M. was made by Nick and seconded by Ken. There was no discussion. The motion passed 5 to 0.

Respectfully submitted,
Bruce Wildenradt, Board Secretary

Minutes of OPEN Session of March 25, 2017

Park Manager's Report: Steve Polizzi

Washington pathway update – The soil sample process started a couple weeks ago.

Exit road retaining wall – A+ Construction will be giving me a estimate in the next week to replace the retaining wall the is leaning over.

Board of Directors Minutes - Continued from previous page

Park Manager's Report: Steve Polizzi - *Continued*

CalTrans drainage – I spoke with CalTrans about the water that drains from their drainage pipes from highway 9 onto PPMC. The response I got was that it is not there issue; there responsibility stops at the end of the pipe where the water comes out. But if we want we can apply for a permit from them to connect onto their pipe, install a culvert with a clean out then could drain it wherever wanted to. I think that we should get legal advice/recommendation.

County disaster help letter – I filled out the disaster survey from the county last month and received an email the other day with information on SBA loans to help out for residents and business. Ken will follow up with Garth Macdonald from SBA to see if it would help us. The contact information will be available in the office and the bulletin.

Dump truck – The plates are due but I think we should look at not renewing the plates because we could save money on the plates and insurance because the truck is going to cost more to repair then it is worth. I will get prices on a tilt trailer then go from there.

Water meter data – We are now able to track our water usage online.

Picnic Grounds clean up – The Rainbow girls wanted the help out around the Park. With the help of the Rainbow girls and possibly Demolay we will be cleaning the picnic grounds Saturday April 1st from 9 a.m. to 12 p.m. anyone that would like to come out and help is welcome to.

President's Report: Bill Eckard

Bill thanked everyone for the community support throughout the storms and thanked all for attending the meeting today. He reminded all that the Rainbow Girls were having a Spaghetti Dinner tonight at the Masonic Center. There was discussion about a Town Hall Meeting regarding the Long Range Plan on May 27th, however Sharon Simas mentioned that Dick Tippet was unable to attend.

CFO's Report: Ken Cox

Ken requested that two items be added to New Business for the day: 1) Budget; and 2) Status of Reserve Plan. Later in the meeting, Ken reported that the Budget Committee had sent the proposed budget to him approximately 2 weeks ago. He stated that he has presented the "first stab" reserve fund proposal to the BOD and wants to propose an increase to the Membership/Initiation Fee from \$5,000 to \$10,000 (to be voted on by the membership). There was a lengthy discussion about cash flow, the responsibility of the board to use committees, etc. Pat Herzog asked Ken how collections are going and Ken responded that headway is being made.

REPORTS FROM COMMITTEES:

BYLAWS: Pat Herzog: Written

The committee submitted proposed bylaw changes for Article III, Membership, Bylaw 24: Suspension or Termination of Membership and Article III, Membership, Bylaw 25: Procedure for Suspension or Termination of Membership. Both these proposed changes were accepted by the BOD and will appear in the bulletin for two consecutive months, then will be voted upon by the membership and the annual meeting.

Board of Directors Minutes - Continued from previous page

REPORTS FROM COMMITTEES (Continued):

BYLAWS: Pat Herzog: Written - Continued

The committee also presented the board with suggested changes to Rules & Procedures, Number 6: Fences. This topic launched a lengthy and, at times, heated discussion regarding allotment lines, the purpose of fences, why or why not they should be allowed and if there will be allowances made for existing fences. Comment was made that the BOD has authority to change boundary lines, to which Kurt clarified that members do not own the land, the corporation does.

COVERED BRIDGE: No Report

There was no report from the committee, however Bob Morgan asked the board to investigate the stated weight limitation on the bridge and get a qualified decision on the true weight that the bridge can handle. John Mancini stated that the roof needs to be cleared of debris annually.

ERT: Dick Lovelace: Verbal

Dick said that the committee has a scheduled meeting for March 26th at 1:00pm.

INSURANCE: Bob Morgan: Verbal

Bob reported that he has successfully communicated with the insurance provider that held the flood policy and is very near getting the unused premium of \$2,100 refunded.

NOMINATING: Mark Zevanove: Verbal

Mark reported that the committee met on March 24th. He presented the board with a Poll of Members that lists two candidates for the upcoming election of directors: Frank Haswell and Verdie Polizzi.

OCEAN STREET EXTENSION: No Report

Bill Eckard stated that with Ocean Street Extension continuing to slide, he wants to propose the back gate be used for emergency and service vehicles only until the County can make repairs. Kurt Likins made the motion to limit the gate activity, Ken Cox seconded the motion. Passed unanimously.

RECREATION: Fred Dunn-Ruiz: Written

The Recreation Committee met on Monday, March 13, 2017.

Potlucks: It was decided that the April potluck would remain on April 15th even though it is the day before Easter. Ed Mendenhall and Jean Cook are hosting the April Potluck. Hosts are needed for the May and June Potlucks at the Social Hall.

Upcoming Events: Tawni Servi and Lee Heathorn have volunteered to organize the Easter Egg Hunt activity for Saturday, April 15th. It begins at 11:00am in the Picnic Grounds. If the weather doesn't cooperate, it will begin at Noon in the Social Hall.

Memorial Day Weekend brings several events:

1st is the clean-up day and luncheon, which are board activities. On this day the Recreation Committee would like to see the horseshoe pits renovated and we are searching a volunteer to lead the renovation. 2nd is a dance to be held in the Social Hall on Saturday evening from 7:00-10:00 with ice cream served at 8:00.

The 4th of July brings the All Wheels Parade. A volunteer is needed to organize this.

Board of Directors OPEN Session Minutes - Continued from previous page

REPORTS FROM COMMITTEES (Continued):

RECREATION: Fred Dunn-Ruiz: Written - Continued

Although not recreation events, we want to remind the Board that the Men's Club is no longer active and thus a sponsor is needed for the Candidates Night. The Board also sponsors the Annual Meeting Weekend Luncheon.

New Event Ideas are welcomed by the Recreation Committee.

Anyone wishing to volunteer for any recreation event may contact Donna Sorenson or Fred Dunn-Ruiz.

We meet on the 2nd Saturday of the month. Our next meeting is Saturday, April 8th, in the small social hall.

UNFINISHED BUSINESS:

1. Rule 15.01 - approved/in effect.

NEW BUSINESS:

1. Fred Dunn-Ruiz requested that the fee to rent the social hall be waived for AARP Senior Driving Classes. AARP will provide the mandatory liability insurance certificate. Ken made the motion to approve the request, seconded by Nick. Approved 5-0.
2. PPMC Volunteer Fire Department - Tabled until April meeting.
3. Litigation Specialist / Davis Sterling - No activity to report.

OPEN FORUM:

1. Lynda Dyson-Weaver read a letter that she reported as circulating throughout the Park, regarding Davis Sterling and feels that the board is not being transparent to the members and asks that they let all know what is happening. Kurt Likins responded that the board is planning for the potential action and will let members know if and when a lawsuit has been filed and/or paperwork has been received. Nick O'Donnell wanted to assure the members that this board will fight for the good of the order. Leigh Wunce remarked that the bylaws state expenditures over \$25,000 must have the approval of the members and asked if the legal cost of defending against Davis Sterling is in the budget, Ken replied that it is not.

The Open Meeting was adjourned at 11:40 am.

Respectfully submitted by Sandy Rauschhuber, 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.

SECTION 1			
457 York Avenue	Barry Brown Mark Zevanove, Agent 831-588-2089	\$230,000 Sale Pending	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!
SECTION 2			
282 Keystone	Sara Laskey 831-331-1031	\$282,000	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	Jerrold Largin Contact: Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
368 Eastern Star	Tripura & Om Anand 831-420-1008	\$395,000	Completely remodeled, warm and cozy, 4-season cabin facing Picnic Grounds. 1BR, 1BA, 4,825 sq. ft. allotment. Fine woodwork and cabinetry, thermal windows, radiant-heated wood floors. Original cathedral ceiling. Skylights. Regularly maintained septic. Ample parking. Detached garage, plus separate studio with loft. Now mildew, no history of flooding, no realtor fees, no financing. Must see.
385 Hiram Road	Brantly Sandretti Mark Zevanove, Agent 831-588-2089	\$215,000 Sale Pending - Contingent on Home Sale	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.
SECTION 4			
601 Keystone	Allan Melikian, Agent 831-588-4901 or Mark Zevanove, Agent 831-588-2089	\$46,000 Sale Pending	Great opportunity, good location, fixer-upper. 1BR, 1BA, Improvement 606 sq. ft, Allotment 2,396 sq. ft.
620 St. Augustine	Gary Hursh 916-481-1944 (home) 916-481-9426 (office)	\$429,000 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	Karla & Mark James 510-301-2824	\$315,000	Beautiful riverfront location. 2BR, 2BA. Sold as is.
SECTION 6			
104 Keystone	Lori Scherman 831-334-0017	\$271,000	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	Garrett Lenz Mark Zevanove, Agent 831-588-2089	\$80,000 Price Reduced	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:
4 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936
 Paid advertisement

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. Price Reduced to \$80,000



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 - Sale Pending Contingent on Home Sale (72 hour release clause).



601 Keystone Way Great opportunity, good location, fixer-upper. 1 BR, 1BA 606 sq. ft. home, 2396 sq. ft. allotment. Listed at \$46,000 - Sale Pending

**Photo
Not
Available**

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 \$230,000 - Sale Pending



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	407 Keystone Way	574 Scottishrite

These sales have generated \$180,000 for the Park in initiation fees