

PARADISE PARK MASONIC CLUB BULLETIN BOARD

from The Advocate's Website.



MANAGER'S FOCUS ...

1. As I ride my bicycle around the Park, I have noticed many U. S. flags that are losing their color. Because this bothered me, I went to the Internet:

www.ushistory.org/betsy/flagetiq.html#4 and obtained the following information. A flag should only be displayed outdoors between sunrise and sunset unless it is properly illuminated. A flag should not be displayed during inclement weather unless it is an "all weather" flag.

What I ask of you is that you try to follow these rules: (1) the flag is either properly illuminated or is not left up after sunset, (2) the flag is "all weather" or is taken in during inclement weather, and (3) if the flag you have at your house is old, please replace it. Old flags may be taken to a VFW Post or an Elks Club for proper disposal. The Santa Cruz VFW Post is located at 2259 7th Ave.; they are open weekdays from 2-7. The Santa Cruz Elks Club is located at 150 Jewel St (across from the cemetery on Ocean Street Extension) is open weekdays for 9-3. Thank you for your cooperation.

2. The War in Iraq seems to be over. I would like to honor our Paradise Park extended family members who served or continue to serve in Iraq. Please call the office and let them know the names and relationship of such personnel in your family; we will run a tribute to them in the June Bulletin

3. MOSQUITOES can be a big problem, but the Santa Cruz County Mosquito Abatement office suggests that we eliminate all breeding areas. Mosquitoes breed in standing water.

What you can do is (1) identify and eliminate any area or objects on your allotment where water remains standing for more than 5 days, (2) if you are not going to be in the Park, ask a neighbor to check your allotment, (3) volunteer to check any neighbor's allotment if you know they not been in to check it themselves (4) notify the PPMC Office of any area or object you notice on Park property.

4. Please take the time to read all of the ballot information elsewhere in this bulletin. If you have all ready done so, please note that there are two changes: (1) PROPOSED AMENDMENT #3 and (2) the reasoning given for OTHER BALLOT MEASURES, PROPOSAL B (Golf Cart Rules). The Amendment #3 wording was changed to make it more consistent with the rest of the Bylaws. The Golf Cart Rule reasoning was changed to clarify the attorney's opinion; please be sure to READ and note the changes. The Attorney's opinion is also included.

MANAGER'S REPORT...

I would like to extend my thanks to everyone for their kind words of encouragement in my past few weeks. The friendly greetings, notes, and smiles make it a real joy to be here in the office.

For those of you that haven't noticed, Pablo has rejoined the maintenance crew. With this additional help, the crew will be able to start with many of the overdue repairs needed in Paradise Park. The current list of repairs and needed maintenance is very long. Please be patient as we are completing the list based on my priorities and time allowances. If you notice something that needs attention in the park,

please avoid "flagging down" the crew and inform the office directly. The office will be happy to address park related concerns or pass along personal messages at the appropriate time.

In an effort to bridge communication problems, I have recently been involved with the tree committee. At a recent meeting, the tree committee was able to resolve many pending requests. A few requests are still pending. If you are concerned about a pending request, feel free to contact me.

And finally, I would like to revisit the topic of remodels or construction. Please inform the office if you are considering any type of construction. Most of the projects I have seen can be approved in a matter of a few days. In some cases the building committee has been able to offer alternative solutions to project problems. Please remember that all contractors doing work in Paradise Park are required to have certificates of insurance naming Paradise Park as additional insured.

....Linden Swanson

From the Secretary...What Do Members Own?

Last month's Long Range Planning Committee report relayed several questions from those who attended the Committee meeting. I would like to attempt to provide some answers to those questions.

One question was whether Paradise Park is subject to the Davis-Sterling Common Interest Development Act. This question has been asked several times over the years. The answer is no. Approximately 4 years ago, we received an opinion from our attorney that Paradise Park is not subject to the Act. This was published in the Bulletin.

The second question has to do with sales of allotment improvements. Does the seller have to comply with the residential property sale disclosure provisions in the California Civil Code? Regrettably, we cannot answer this question, as the Club cannot tell members whether they are or are not subject to these requirements. Members who want to know

what their obligations are with respect to disclosure requirements are encouraged to ask their attorney.

What does a member of the Club actually own by virtue of holding a membership? Paradise Park is a corporation. Your membership certificate means that you own a share of what the corporation owns. There are currently 391 members of Paradise Park. Each member owns an equal share of the corporation. Therefore, each member owns 1/391 of everything the corporation owns. In addition, your membership certificate gives you the right to occupy and use a certain parcel of land, called an allotment.

What does the corporation own? In general, our assets consist of

1. Approximately 140 acres of land;
2. Improvements on allotments used exclusively by the corporation, such as the office, the firehouse and the social hall;
3. Investments, including bank accounts;
4. Equipment, such as vehicles, computers and the like.

Our annual financial report shows all of the assets of the corporation. Each member owns an equal share of all of these assets.

When a member builds or purchases an improvement—a house—on his or her allotment, that improvement is owned exclusively by that member. Other Club members do not own a share of that improvement. I do not own 1/391 of your house and you do not own 1/391 of my house. Each member owns his or her improvements and may sell those improvements at any time, subject to the restrictions set forth in the Bylaws. In addition, members do not own the land on which their house sits. The corporation owns the land and the members own the corporation.

If you would like to discuss these or similar issues, please contact me or any other Board member.

Fraternally, Jacob Koff

SAMPLE -- NOT OFFICIAL BALLOT -- DO NOT USE -- NOT OFFICIAL BALLOT -- SAMPLE
PPMC BALLOT

Part I – Candidates for Board of Directors
Vote for no more than two (2) candidates

_____ Carl Ames

_____ Diana Cook

_____ Bill Eckard

_____ Jack Fisher

Part II – Bylaw Corrections

1A _____

1B _____

14C _____

14D _____

2C _____

2D _____

15A _____

15B _____

3A _____

3B _____

16C _____

16D _____

4C _____

4D _____

17A _____

17B _____

5A _____

5B _____

18C _____

18D _____

6C _____

6D _____

19A _____

19B _____

7A _____

7B _____

20C _____

20D _____

8C _____

8D _____

21A _____

21B _____

9A _____

9B _____

22C _____

22D _____

10A _____

10D _____

23A _____

23B _____

11A _____

11B _____

24C _____

24 D _____

12C _____

12D _____

25A _____

25B _____

13A _____

13B _____

PPMC BALLOT

Part III – Bylaw Amendments

AMENDMENT 1:	Approve _____	Not approve _____
AMENDMENT 2:	Approve _____	Not approve _____
AMENDMENT 3:	Approve _____	Not approve _____
AMENDMENT 4:	Approve _____	Not approve _____
AMENDMENT 5:	Approve _____	Not approve _____
AMENDMENT 6:	Approve _____	Not approve _____
AMENDMENT 7:	Approve _____	Not approve _____

Part IV - OTHER MEASURES

PROPOSAL A:	Approve _____	Not approve _____
PROPOSAL B:	Approve _____	Not approve _____

CANDIDATE FOR BOARD OF DIRECTORS

NAME: Carl E. Ames
BIRTHDAY: November 1947
SPOUSE: Andrea (Andi) Ames
YEARS A CLUB MEMBER: 19
YEARS ASSOCIATED WITH THE CLUB / NATURE OF ASSOCIATION:
associated with the club in 1984 as a member at 351 Crypt Lane. I purchased allotment from father at 289 The Royal Arch.
Paradise Park Address: 104 Paradise Park
Residence: 289 The Royal Arch, Paradise Park, Santa Cruz, CA
Children: Three, 33,31,23
Lodge/Order: Mt. Moriah Lodge #292, Santa Clara Valley Daylight Lodge #844, O.E.S. Starlight #401
Organizations: Scottish Rite, San Jose, CA
Education: 13 years
Hobbies/Avocations: Chess, Motorcycle touring, Woodworking, Flying, fishing.
Occupation: Retired, San Jose Mercury News, Dist. Manager San Jose / Santa Cruz.
Career Summary: San Jose Mercury News, thirty-one years as Circulation District Manager. Managed all aspects of distribution, promotions, sales and collections. Supervised/Managed between 25 to 40 employees. Interviewed and contracted with independent delivery contractors. Responsible for maintenance records and dispatching rolling stock for maintenance.
Military Service: U.S. Army, 173 Airborne Infantry, honorable discharge 1969.
Experience Related to being a Board of Director: Worked thirty-one years in a labor-management environment, giving me the ability to remain flexible under changing conditions. Gained the ability to work with many different management styles and labor requirements. Worked as relief manager, again requiring flexible management style.
Candidate Statement: I am an independent thinker who believes that our membership should be directly represented by the Board of Directors. I am a two time Past Master and I am currently Head Officers Coach with #844. I have listed below items that I feel should be addressed by the Board:

- ❖ Return to use of previous By-Laws.
- ❖ Washington Pathway is in need of immediate attention and repair.
- ❖ The Park office staff should manage Sale of allotments.
- ❖ Tree policy should reflect professional advice on tree maintenance and/or removal.\
- ❖ Unrestricted use of golf carts in the Park.
- ❖ Common sense management
- ❖ Less micro management

CANDIDATE FOR BOARD OF DIRECTORS

Name: Diana Louise Cook

Birthday: October 26, 1946

Spouse: Jim Cook

Years a Club Member: 35 Years, first as an Alternate, then as an Associate and as a full Member since 1982

Years Associated with the Club/Nature of Association: My family joined PPMC in March of 1958. Jim and I chose to become fulltime residents in 1992.

Paradise Park Address: 132 Keystone Street

Residence: Same

Children: David, Michelle, Karen, Lynne, Jeff & Verdie

Lodge/Order: Valley Star Chapter #250, Los Altos, California since 1967

Organizations: OES, Ladies Oriental Shrine, Daughters of the Nile

Education: Foothill College – Split major Accounting/Psychology, New Horizon

Microsoft Certified Training Center – Microsoft certified in Networking

Hobbies/Avocations: Needlework, Shamanism/natural healing studies, volunteering, walking, bicycling, woodworking, reading, computers

Occupation: Accounting

Career Summary: 1960-1971 – a variety of accounting positions, 1971-1989 – CFO, Commercial Printing Company with responsibility for \$2,300,000 budget, 1990-present – Contracting with various entities in Accounting and Human Resources, currently working with a property management company dealing with 12+ multi-unit residential and commercial properties of varying sizes

Military Service: None

Experience Related to Being a Board of Director: Served on the Board 1996-1998 (Secretary and Vice-President) and various committees since that time

Candidate Statement:

I have served on the Board before. At that time, I stated that I felt this was a way to give back to all those who have made the Park such a wonderfully fulfilling place. It is important for all members to serve, in some way.

The Park is at a nexus, a time of choices. I ask for the opportunity to take part in molding the future of our Association. I will listen and respond, to the best of my abilities, to each member, as I believe that is the duty of the Board members. I also believe that the Board is elected to deal with business of the Park and to insure its financial well-being; decisions must be made in the best interests of the membership as a whole.

I hope to be able to serve you for next three years.

CANDIDATE FOR BOARD OF DIRECTORS

Name: Wm. C. "Bill" Eckard

Birthdate: (over 21) 4/28/48

Spouse: widowed

Years a Club Member: 13

Years Associated with the Club/Nature of Association: 13 - member

Paradise Park Address: 5 Paradise Park, Santa Cruz, CA 95060

Residence: 205 Keystone Way

Children: Travis C. & Danielle M. Eckard

Lodge/Order: Signet Lodge # 264 A.F. & A.M. – Carroll, Iowa

Organizations: Signet Lodge #264 A.F. & A.M.; Stockton Scottish Rite Bodies; Ben Ali Temple A.A.O.N.M.S. of Sacramento (Ambassador); Santa Cruz Shrine Club; Ben Ali San Joaquin Shrine Club (Past Board Member); Monterey Peninsula Shrine Club; Salinas Valley Shrine Club; San Benito Shrine Club; Oakdale Shrine Club; Modesto Shrine Club; Modesto S/C – Minnie Lizzies; Tokay Shrine Club; Delta Shrine Club – Antioch, CA; Ben Ali Escalon Shrine Club (Past President, Past Board Member); American Legion Post # 419 – Santa Clara, CA.

Education: San Joaquin Delta College, University of Norther Iowa, California State – Stanislaus.

Hobbies/Avocations: Reading, gardening, puttering, walking, history.

Occupation: Civil Servant

Career Summary: 15 yrs. Mortuary Science; 15 yrs. Civil Service.

Military Service: 4 yr.s U. S. Navy.

Experience Related to Being a Board of Director: Current PPMC Board; Past President Escalon Shrine Club; Board of Directors Escalon Shrine Club, San Joaquin Shrine Club; Civil Service as Mediator for Consumer Complaints.

Candidate Statement: PPMC is about the membership. Its very core is recreational and should be maintained as such, by the membership coming forth and performing functions for the Club to benefit all. United, we can accomplish our goals. Divided we are idle.

CANDIDATE FOR BOARD OF DIRECTORS

NAME: Jack Fisher

BIRTHDAY: 5/22/30

SPOUSE: Marilyn

YEARS PARK MEMBER: Since 1981

PARK ADDRESS: 195 St. Bernard

RESIDENCE: Paradise Park

CHILDREN: John and David

LODGE/OES: Confidence Lodge 110

ORGANIZATIONS: Masonic Lodge 110,
Elder 1st Pres Ch., Court Appointed
Special Advocate, Retired Scoutmaster
B.S.A.,

EDUCATION: Bachelor of Business Administration/ major in Real Estate and Finance from Memphis State Univ.

HOBBY/AVOCATIONS: bridge, golf, and racquetball

PRINCIPAL OCCUPATION: Retired

BRIEF CAREER SUMMARY: 24 years as Naval Aviator, 12 years as Real Estate and Business Broker

EXPERIENCE IN BUSINESS FINANCE: While in the Navy served 2 years as Special Services Officer in the Philippines and was responsible for a \$400,000 annual budget and supervised 75 military and civilian employees.
2 years as Director of Training for the Naval Air Maintenance Training Group. Supervised 52 Detachments with 2,000 instructors at every Naval and Marine Corps Air Station in the U.S. Also was responsible for the development of the maintenance manuals for all of the new weapon systems under development.

MILITARY SERVICE: 24 years in U.S.Navy, retired as O5.

FUNCTION OF THE BOARD: To set policy. To supervise and guide the Manager. Provide for the long range care and maintenance of the Park and its facilities. Foster Masonic traditions.

REASON FOR RUNNING FOR THE BOARD: I am a third generation member of the park. It's payback time.

Pursuant to the Bylaws Article XII, Section 2, "All amendments shall be published for two (2) consecutive months in the Corporation's monthly bulletin before a vote my mail of the Membership and must be approved by a majority of those voting." This is the second monthly airing.

THIS IS A SAMPLE BALLOT. THE OFFICAL BALLOT WILL BE MAILED MAY 28, 2003. On the official ballot, the balloting will be separated from the text. Because of the new formatting, the numbering of the corrections has been changed.

UPCOMING BALLOT ITEMS

Although the formatting has been changed to conform with how the actual ballot will appear, the wording in this printing is the same as last month, except for (1) PROPOSED AMENDMENT #3 and (2) the reasoning given for OTHER BALLOT MEASURES, PROPOSAL B (Golf Cart Rules). The Amendment #3 wording was changed to make it more consistent with the other Bylaws. The Golf Cart Rule reasoning was changed to clarify the attorney's opinion; please be sure to READ these and note the changes.

Part I - CANDIDATES FOR THE BOARD OF DIRECTORS

Vote for no more than two (2) candidates

See the sample ballot, which follows the Bylaw information. Also see the Candidate statements elsewhere in the Bulletin.

Part II - BYLAW CORRECTIONS

When our most recent PPMC Bylaws were passed there was a serious, if only procedural, glitch in the process. The draft mailed out with the bulletin in May was very close to being accurate. Unfortunately the draft that was mailed with the June bulletin was far from being accurate. To make matters worse, the Bylaws that are now published are not exactly the same as either of the drafts mailed out for the Members approval.

We are therefore required to ask you to vote again on the various discrepancies among the two drafts and the published version of the Bylaws.

To all Members

President Fred has asked me to write a note to you concerning the corrections for the existing By Laws. Your past two Board of Directors spent many hours trying to get the By Laws into an acceptable condition. Unfortunately there were clerical errors that led to a set of By Laws which to some degree fail to reflect the efforts of the two past Boards. The sample ballot that has been produced lists the intent of the previous Boards as the first choice, (A or C), in ballot questions one through twenty five. The second choice, (B or D), reflects the clerical error that we are trying to correct. In each case I think you will agree that the first, (A or C) choice makes the most sense. If you have any questions or concerns, I will be happy to discuss these matters further with you.

Tod Likins, Board President, 2000-01, 2001-02
831 425 5351

ARTICLE III, SECTION 6 CURRENTLY READS: **APPLICATION FOR MEMBERSHIP**- Any person, who possesses the qualifications required by these Bylaws, may be elected to Membership in the Corporation provided such person shall submit a signed application on a form prepared by the Corporation to the Secretary of the Board with at least three (3) Master Mason and/or Order of the Eastern Star member references, and proof of current good standing as a member in one of these organizations. The application shall be submitted to the Secretary of the Board who shall cause to be conducted an immediate inquiry into the qualifications of the applicant, post a notice of the application at the principal office for PPMC for not less than **forty-five (45) days**, publish the applicant's name in the monthly bulletin, and report the results of such inquiry to the Board for its consideration. The applicant shall be notified to appear before the Board in person, with wife or husband or domestic partner, if any. All prospective Members **shall sign** the Paradise Park Masonic Club Fraternal Pledge to work amicably towards conflict resolution. All money owed to the Corporation including, but not limited to, membership fees, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines, which are owed by the previous Member for that allotment, and that owed by the proposed new Member, shall be apportioned by the Board as it deems

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appropriate and paid to PPMC. A unanimous vote of the Board shall be necessary for applicant to be elected a Member. All payments due to the Corporation must be made before a Membership Certificate is issued to the Member. After the Member has been elected by the Board, the transfer of the allotment to the Member shall be completed by designating the Allotment Number of the Member's allotment on the officially adopted Maps of PPMC. **Associate and Alternate Associate applications follow the same process.**

1. In Article Three, Section 6, **Application for Membership**, the published version states that applications for new membership will be posted for 45 days. One of the drafts says 30 days. The Board intended 45 days

1A I approve of the published version _____ **1B** I would prefer 30 days

2. Article Three, Section 6, line ten. The published version of the Bylaws says "All prospective members shall sign the Paradise Park Masonic Club Fraternal Pledge to work amicably towards conflict resolution". One of the drafts uses the phrase "will be asked to sign" instead of the words "shall sign"

2C I want "will be asked to sign" **2D** I want "shall sign" _____

3. The last sentence of Article Three, Section 6 was left off one of the drafts. It should read "Associate and Alternate Associate applications follow the same process"

3A I approve of the last sentence **3B** I disapprove of the last sentence _____
ARTICLE III, SECTION 10 CURRENTLY READS: **NOTICE-** Any notice to be given to a Member shall be conclusively deemed to have been given when sent by prepaid first class mail to the address of the Member as shown on the books of PPMC. It shall be the Member's responsibility to inform PPMC of his or her current address.

4. In Article Three, Section 10, **Notice**, the first line was missing in the May draft. It should have read AS IT CURRENTLY DOES.

4C I approve of the inclusion of this sentence **4D** I disapprove of the inclusion of this sentence _____

ARTICLE III, SECTION 11 CURRENTLY READS: **VERIFICATION OF MASONIC MEMBERSHIP-** Every Member, Associate Member, and Alternate Associate Member shall on or before April 1st of each year transmit to the office of the Corporation, a copy of a current dues receipt or current life membership card showing that the individual is a member in good standing of a Lodge of Free and Accepted Masons or a chapter of an Order of Eastern Star. The Board shall have the right at any time to demand that a Member, Associate Member, or Alternate Associate Member present proof of good standing in such a Masonic organization.

5. Three, Section 11, **Verification of Masonic Membership**. This Section was omitted from one of the drafts.

5A I approve of the inclusion of Section 11 **5B** I disapprove of the inclusion of Section 11 _____

ARTICLE III, SECTION 12 CURRENTLY READS: **LAND ALLOTMENT-** PPMC shall maintain officially adopted maps showing which Member, Associate Member, and Alternate Associate Member is affiliated with each allotment. An allotment is a parcel of real property consisting of not less than one or more than six (6) lots with the right of occupancy and use subject to these Bylaws and Rules and Procedures of the Corporation. The Board shall designate the location of each allotment on the officially adopted maps of the Corporation. A lot or lots in an allotment may be noncontiguous if the reason therefore is limited solely to the need for vehicle parking. The title to all real property held by the Paradise Park Masonic Club shall remain in the name of the Corporation. All allotments shall be subject to annual fees as set forth in ARTICLE IV of these Bylaws. Only a Member can have an ownership interest in an allotment and a Member can only own one allotment, except as provided here in. With Board approval, a Member may own more than one allotment, if one of the allotments is for sale at a reasonable price, which is agreed to by the Member and the Board. One allotment shall be listed for sale within thirty (30) days of the Member acquiring an ownership interest in a second allotment. The Board is required to review the status of the allotment that is for sale every 6 months, including the reasonableness of the sale price and whether the price needs to be reduced. In this instance, any house or building on an allotment that is for sale may not be occupied until it is transferred to a new Member.

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The allotment affiliated with each Member, Associate Member, Alternate Associate Member shall be designated by Allotment Number on the reverse side of each Membership Certificate.

6. Article Three, Section 12, **Land Allotment** says that "The allotment affiliated with each Member, Associate Member, Alternate Associate Member shall be designated by Allotment Number on the reverse side of each Membership Certificate". One draft said that the designation would be by "lot number, block and section number".

6C I approve of using allotment numbers on Membership Certificates

6D I want to use the lot, block, and section numbers on Membership Certificates

ARTICLE III, SECTION 20 CURRENTLY READS: DEATH OF MEMBER - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee in accordance with Article III, Section 6. **At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member, in accordance with Article III Section 6.**

7. Article Three, Section 20, **Death of Member** had two sentences missing from one of the drafts. Those two sentences read, "At the death of a Member, the Associate member shall become the Member. If the Associate dies at the same time or near time as the Member, the Alternate Associate shall become the Member, in accordance with Article Three, Section 6" • Because Article, Three Section 6 is not related to this issue, we would like to delete references to "in accordance with Article Three Section 6" but include the rest of the two sentences in the Bylaws.

7A I approve of the deletion of the last phrase and inclusion of the last two sentences

7B I disapprove of the deletion of the last phrase and inclusion of the last two sentences

ARTICLE III, SECTION 22 CURRENTLY READS: ELIGIBILITY-INHERITANCE- To be eligible to inherit a Membership in PPMC, a person must be an Associate Member or Alternate Associate Member and comply with subparagraphs A., B., and C. **in paragraph 5 above.** The new Member shall have the right to designate the Associate Member and Alternate Associate Member, if any. When a Membership is transferred, or a Member changes allotments, both the Alternate Associate Membership and the Associate Membership to that Member become vacant. The new Member may make his or her own determination of whom, if anyone, will fill those positions. Neither position may be filled by any persons holding another Alternate Associate Membership, Associate Membership, or Membership, even if those persons were previously grand-fathered as holders of two memberships. In order to acquire a new Membership certificate, all old certificates must be relinquished.

8. Article Three Section 22, "**Eligibility-Inheritance**" of the published Bylaws was identified as Section 6 in one of the drafts. The Board intended it to be in Section 22. In line two the Section states that the inheriting member must "comply with subparagraphs A, B, and C in paragraph 5 above". It was intended to read as ...subparagraphs A, B, and C of Section 5, Article Three.

8C I approve of published location of "**Eligibility-Inheritance**" with the language clarification

8D I want "Eligibility-Inheritance" to be identified as Section 6 without language change

9. Please read Article III, Section 22, of the published Bylaws. This section was left out of one of the drafts.

9A I approve of Section 22, Article Three

9B I do not approve of Sections 22 Article Three

ARTICLE III, SECTION 23 CURRENTLY READS: LIVING TRUSTS- In order for Membership to be owned by a Member's Living Trust such trust must contain a provision that the transfer to the Trust is valid and effective only so long as such a provision remains in effect:

Notwithstanding any other provision of this trust instrument, the Trustee who is a Member, Associate Member or Alternate Associate Member of Paradise Park Masonic Club, Inc. shall have exclusive control and powers relating to the Membership

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of Paradise Park Masonic Club, Inc. Any Trustor, trustee, or beneficiary who is not a Member, Associate Member, or Alternate Associate Member of Paradise Park Masonic Club, Inc. shall have the right only to the proceeds which may be received from a sale of Membership by the corporation and shall not gain ownership of the Membership itself. At all times, the Membership shall be subject to the Bylaws, Rules, and Procedures of said corporation.

10. Please read Article III, Section 23 of the published Bylaws. This sections were left out of one of the drafts.

10C I approve of Section 23 Article III "Living Trusts"

10D I do not approve of Section 23 Article III

ARTICLE III, SECTION 24 CURRENTLY READS: 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, 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; **o** OR
- C. Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures; or
- D. If a member has 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. **If a member fails 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.**

11. Paragraph E of Article III, Section 24 was left out of one of the drafts.

11A I approve of the inclusion of Paragraph E

11B I disapprove of the inclusion of Paragraph E

ARTICLE III, SECTION 27 CURRENTLY READS: RIGHT TO VOTE- Every Member in good standing, **as defined by these Bylaws**, shall be entitled to one (1) vote upon every matter coming before the Membership, including the election of Directors; on the disposition of all or substantially all of the assets of the Corporation; on any merger and its principal terms and any amendment of those terms; and on any election to dissolve the Corporation. The Member may cast the vote in person or by proxy pursuant to the provisions of these Bylaws. In addition, all Members shall have all rights afforded Members under the California Nonprofit Mutual Benefit Corporation Law.

12. Article Three, Section 27, **Right to Vote**, read, in one of the drafts, that "membership in good standing" was defined by the Board. It was the intent of the Board for "good standing" to be defined by the Masonic Lodge to which a member or perspective member belongs.

12C I want "good standing" to be defined by the Masonic Lodge

12D I want "good standing" to be defined by the Board

ARTICLE III, SECTION 29 CURRENTLY READS: ATTORNEY FEES AND COLLECTION COSTS- If any dispute occurs between PPMC and a Member, Associate Member, or Alternate Associate Member and PPMC incurs attorney fees or a civil action or arbitration proceeding is commenced, **the prevailing party shall be entitled to recover attorney fees and costs incurred in connection with the prosecution or defense of the matter, including any appeal, and in addition to any other relief.** Prevailing party, within the meaning of these Bylaws, shall include, without limitation, a party who successfully brings an action against the other party for sums allegedly due or performance of covenants allegedly breached, or that party who obtains substantially the relief sought. If money is owed to PPMC by a Member and PPMC expends costs of collection, such costs are recoverable by PPMC from the Member.

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13. Article Three, Section 29, **Attorney Fees and Collection Costs** read, in one of the drafts that "PPMC shall be entitled to recover attorney fees...". The published Bylaws say "the prevailing party shall be entitled to recover attorney fees...". We believe that the published language is required.

13A I approve of the published language in Section 29

13B I disapprove of the published language in Section 29

ARTICLE IV, SECTION 1 CURRENTLY READS MEMBERSHIP FEES- Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues; assessments, regular and special; initiation fees, transfer fees, fines, and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. The Board has the authority to establish late charges and **interest** for any Membership Fees that are not paid when due.

14. Article IV, Section 1, **Membership Fees** says in the published Bylaws that the "Board has the authority to establish late charges and interest for any Membership Fees that are not paid on time". One of the drafts left out the word "interest"

14 C I approve of the inclusion of the word "interest" **14D** I disapprove of the inclusion of the word "interest"

ARTICLE IV, SECTION 1, PARAGRAPH F CURRENTLY READS: If a Member resigns there shall be a transfer fee assessed the Member in the amount of **\$200**. If a Member sells his or her allotment, there shall be assessed a transfer fee of \$200. If a Member changes his or her Associate or Alternate Associate Member, a transfer fee of \$100 is assessed. Except that the first time a Member names an Associate and/or an Alternate Associate Member, there shall be no charge. All transfer fees are payable to PPMC.

15. Article IV, Section 1, paragraph F says in the published Bylaws "If a Member resigns there shall be a transfer fee assessed the member in the amount of \$200". An earlier draft said "the amount of \$500"

15A I approve of the published \$200

15B I approve of the previous \$500

ARTICLE IV, SECTION 1, PARAGRAPH I CURRENTLY IS NOT INCLUDED IN BYLAWS AS PRINTED.

16. Article IV, Section 1, Paragraph I should read, "**A late charge shall be assessed for any money that is owed to PPMC, which is not paid on the due date**"

16C I approve of the inclusion of paragraph I **16D** I disapprove of the inclusion of paragraph I

ARTICLE V, SECTION 1 CURRENTLY READS: ANNUAL MEETING- An annual meeting of Members shall be held on the Saturday preceding the fourth of July of each year at 7:30 p.m., unless the Board fixes another date or time and so notifies members as provided in these Bylaws. At the meeting, Directors shall be elected **or the result of an election by mail announced** and other proper business may be transacted, as provided for in these Bylaws.

17. Article Five, Section 1, **Annual Meeting** reads in the published Bylaws that "...Directors shall be elected or the results of an election by mail announced...". Earlier drafts left out "or the results of an election by mail"

17A I approve of the inclusion of "or the results of an election by mail"

17B I disapprove of the inclusion of "or the results of an election by mail"

ARTICLE V, SECTION 4 CURRENTLY READS: ITEMS ON THE AGENDA- The members shall be entitled to have an item of business to be transacted at an annual meeting placed on the agenda for the meeting, if five (5) percent or more of the members make such a request of the Secretary of the Board in writing at least 45 days prior to the date of the meeting.

18 This section was left out of one of the drafts.

18A I approve of the inclusion of Section 4 of Article V

18B I disapprove of the inclusion of Section 4 of Article V

ARTICLE V, SECTION 5 CURRENTLY READS: SPECIAL MEMBERSHIP MEETING- The Board shall give notice of a special meeting called by ten percent of the membership. A special meeting called by any person entitled to call a meeting (other than the Board) shall be called by written request, specifying the general nature of the business proposed to be transacted, and submitted to the president or secretary of the Corporation. The officer receiving the request shall cause notice to be given promptly to the Members entitled to vote, stating that a meeting will be held at a specified time and date fixed by the Board, provided, however, that the meeting date shall be at least 35, but no more than 90 days, after receipt of the request. If the notice is not given within 20 days after the request is received, the person or persons requesting the meeting may give the notice, **including time and place**. Nothing in this paragraph shall be construed as limiting, fixing, or affecting the time at which a meeting of Members may be held when the meeting is called by the Board.

19 Article V, Section 5, has "including time and place" left out in one of the drafts

19C I approve of including "including time and place" in line nine of Section 5 of Article V

19D I do not want to include "including time and place" in line nine of Section 5 of Article V

ARTICLE V, SECTION 8 CURRENTLY READS: METHOD OF NOTICE OF MEMBERSHIP MEETINGS- Notice of any meeting of Members shall be in writing and shall be given **at least 35**, but no more than 90, days before the meeting date. The notice shall be given either personally or by first-class, registered, or certified mail, or by other means of written communication, charges prepaid, and shall be addressed to each Member entitled to vote, at the address of that Member as it appears on the books of the corporation or at the address given by the Member to the corporation for purposes of notice. If no address appears on the corporation's books and no address has been so given, notice shall be deemed to have been given if notice is sent to that Member by first-class mail or facsimile or other written communication to the Member's last known address.

20. In Article V, Section 8, in the published Bylaws reads that "Notice of any meeting of Members shall be in writing and shall be given at least 35, but no more than 90, days...". In one of the drafts the language was ...at least 10, and no more than 90, days...

20A I approve of the published time frame 20B I want the earlier language of at "least 10 days"

ARTICLE VII, SECTION 2 CURRENTLY READS: RULES AND PROCEDURES- The Board shall endeavor to adopt Rules and Procedures it determines to be in the best interests of the Members and to further the purposes of the Corporation. Any amendment to the Rules and Procedures must be published in PPMC's monthly bulletin before it can be adopted by the Board. Except, if by a unanimous vote, the Board determines that an amendment needs to be made without prior publication, it may do so, but such action shall then be published in the monthly bulletin.

21. Article VII, Section 2 **Rules and Procedures** had the last two sentences missing in the published Bylaws. They were "**Changes, deletions and additions to the Rules and Procedures may be proposed to the Membership by petition submitted to the Board by not less than 10% of the Members. All Member proposed changes, deletions and or additions shall be published for two (2) consecutive months in the Corporation's monthly Bulletin before a vote by the Membership**"

21A I approve of the additions 21B I disapprove of the additions

ARTICLE VII, SECTION 3 CURRENTLY READS: **PROCEDURE FOR ELECTION OF DIRECTORS**- Prior to the fifteenth (15th) day of March, of each year the Board shall appoint a Nominating Committee composed of at least five (5) members. Each Director shall select one (1) member of the Nominating Committee. The Nominating Committee shall elect its own chairman. The Nominating Committee shall submit to the Board at the April Board meeting a list of nominees, from the Members of PPMC, of not less than one (1) candidate for director for each vacancy on the Board to be filled at the next regularly scheduled Membership meeting. Any Member may submit his or her name in nomination to be elected a director, if presented to the Board at the **April** Board meeting along with signatures of at least ten (10) percent of the Members. At least thirty (30) days prior to the date on which the annual Membership meeting is to be held, a ballot bearing the names of Members nominated as Directors shall be sent to all Members. At the regular monthly meeting prior to the election, the Board shall appoint three (3) Collective Members known as the Election Committee, who shall supervise the balloting. The Board shall designate the Election Committee member who shall act as Chairman. The Election Committee shall conduct and supervise the election of Directors, which shall be held at the regularly scheduled annual Membership **meeting or by mail prior to this meeting. Depending on the number of vacancies on the Board, the candidate (s) receiving the most votes shall be elected as a member of the Board of Directors for the term prescribed.** The newly elected Directors shall take office at the close of the annual meeting.

22. Article VII, Section 3 **Procedure for Election of Directors** in the published Bylaws, says that "The Nominating Committee shall submit to the board at the April meeting, a list of nominees." One of the drafts had the month for the Nominating Committee activities as May.

22C I approve of the published month of April

22D I want the Nominating Committee to report to the Board in May

23. Also in Article VII, Section 3, some language was left out of one of the drafts. The missing language was just before the last sentence and reads in the published Bylaws "or by mail prior to this meeting. Depending on the number of vacancies on the Board, the candidate (s) having the most votes shall be elected as a member of the Board of Directors for the term prescribed."

23A I approve of the inclusion of this language

23B I disapprove of the inclusion of this language

ARTICLE VII, SECTION 5 CURRENTLY READS: **RESIGNATION OF DIRECTOR**- Any Director may resign by giving written notice to the president or the secretary of PPMC. The resignation shall be effective when the notice is given unless it specifies a later time for the resignation to become effective. The Board may appoint a successor, through the process described above, to take office as of the date when the resignation becomes effective.

24. In one of the drafts, Article VII, Sections 5, **RESIGNATION OF DIRECTOR** was omitted. It does appear in the published Bylaws.

24C I approve of the inclusion of Section 5

24D I disapprove of the inclusion of Section 5

ARTICLE VII, SECTION 6 CURRENTLY READS: The members shall have the power to recall a member of the Board, with or without cause. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request. If a majority of those voting are in favor of the Director (s) recalled, he or she shall be removed from office immediately.

25. In one of the drafts, Article VII, Section 6, **REMOVAL OF DIRECTOR** was omitted. They do appear in the published Bylaws.

25A I approve of the inclusion of Section 6

25B I disapprove of the inclusion of Section 6

Part III - PROPOSED BYLAW AMENDMENTS

The following are amendments recommended to the Board by the Bylaws Committee.

Article III, Section 4:

Currently reads: "A Member, Associate Member, or Alternate Associate Member shall only be issued one (1) Membership Certificate and may only hold one (1) Certificate. A membership Certificate is required for any Member, Associate Member, or Alternate Associate Member to occupy any house or building on the Member's allotment."

PROPOSED AMENDMENT #1: A Member may hold only one (1) Member Membership Certificate, but may additionally hold Associate or Alternate Associate Certificates. An Associate Member may hold more than one Associate or Alternate Associate Membership Certificates. An Alternate Associate may hold more than one Alternate Associate Membership Certificate.

YES

Reasoning for Section 4 change: There is no detriment to the Club for a Member to hold more than one certificate as long as they do not hold two Member Certificates. There may be a detriment to an individual if the Club does not allow him/her to hold more than one certificate

Article III, Section 25, Sentence 1

Currently reads: "If grounds appear to exist for suspending or terminating a member pursuant to these bylaws, the following procedure shall be followed."

PROPOSED AMENDMENT #2: Change the word "member" to "membership"

YES

Reasoning for Section 25 change: the club does not control the person, just the Membership of the person.

Article III, Section 26,

Currently reads: **RESIGNATION OF MEMBER-** Any Member may at any time resign his Membership in the Corporation by writing to that effect, submitted to the Corporation. The resignation shall not be effective until all indebtedness of the Member has been paid and his or her Certificate of Membership delivered to the Corporation.

Article IV, Section 1, Paragraph E

Currently reads: An initiation fee shall be paid by an applicant to PPMC when making application for Membership as a Member. The initiation fee shall be Five Thousand Dollars (\$5,000).

Article IV, Section 1, paragraph F

Currently reads: If a Member resigns there shall be a transfer fee assessed the Member in the amount of \$200. If a Member sells his or her allotment, there shall be assessed a transfer fee of \$200. If a Member changes his or her Associate or Alternate Associate Member, a transfer fee of \$100 is assessed. Except that the first time a Member names an Associate and/or an Alternate Associate Member, there shall be no charge. All transfer fees are payable to PPMC.

PROPOSED AMENDMENT #3: Change Article III, Section 26 to read: "Any Member may at any time resign his Membership in the Corporation by delivering a written resignation to the Corporation. The resignation shall not be effective until all indebtedness of the Member has been paid and his or her Certificate of Membership delivered to the Corporation. Following any such resignation, the Membership shall be transferred to the Associate Member (or the Alternate Associate Member, as applicable) upon satisfaction of the conditions imposed pursuant to Article IV, Section 1 of these Bylaws."

AND change Article IV., Section 1, Paragraph E to read: "An initiation fee of Five Thousand Dollars (\$5,000) shall be paid to PPMC: (i) by an applicant upon making application for Membership as a Member; or (ii) by any person who purchases an allotment from a Member within two (2) years after being named as that Member's Associate Member or Alternate Associate Member."

AND change Article IV., Section 1, Paragraph F to read: "If a Member resigns his or her Membership in favor of an Associate Member, or, if no Associate Member exists, in favor of an Alternate Associate Member, the person assuming such Membership shall be assessed a transfer fee in the amount of \$500. If a Member changes his or her Associate or Alternate Associate Member, a transfer fee of \$100 shall be assessed against the Member; provided, however, that there shall be no charge for the first time that a Member names an Associate and/or Alternate Associate Member. All transfer fees shall be payable to PPMC."

Reasoning: This will allow a member to turn their allotment over to their Associate before the member's death without incurring the full initiation fee and 2) will clarify what happens when a member resigns.

Article VII, Section 16, Sentence 2:

Currently reads: "There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, and Past Presidents."

PROPOSED AMENDMENT #4 ADD TO LIST OF STANDING COMMITTEES "Long Range Planning" *YES*

PROPOSED AMENDMENT #5 ADD TO LIST OF STANDING COMMITTEES "Tree" *NO*

Article IV, Section 1, Paragraph C, Part 4

Currently reads: "The assessment rate shall not exceed Twenty Eight dollars (\$28.00) per one-hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one-hundred (100) square feet from the previous year."

PROPOSED AMENDMENT #6: Change Twenty Eight Dollars (\$28.00) to Thirty-Two Dollars (\$32.00)

Reasoning: The Board of Directors has reluctantly reached the decision that an increase in Assessments is soon going to be necessary. In 2001 we reached to top of our Bylaw controlled assessment level of \$28 per 100 square feet while the cost of operation continues to increase. If the membership votes to pay for Waste Management as individuals, the necessity of increased assessments will be able to be delayed for a year or more.

No

Article VII, Section 4

Currently reads: VACANCY ON BOARD OF DIRECTORS: If a vacancy on the Board occurs, the remaining Board members shall appoint the first immediate Past President of the Board that is willing to serve as director for the remaining unexpired term. If no Past President is willing to fill the vacancy, a new election shall be held.

PROPOSED AMENDMENT #7: By-Law to replace Current Article VII, Section 4 VACANCY ON BOARD OF DIRECTORS: If a vacancy on the Board occurs, the remaining Board members shall appoint the first immediate Past President of the Board who is willing and able to serve as director until the close of business at the next annual meeting. At the first election following the existence of a vacancy, a Board Member will be elected to complete the remainder of the term vacated. In that election, the candidate who is elected to the Board, but who receives the least number of votes of those elected, shall serve out the unexpired term of the vacated director. If no Past President is willing or able to fill the vacancy, a new election shall be held.

YES

Part IV - OTHER BALLOT MEASURES

Proposal A: Should the Board of Directors determine that the PPMC crew not pick-up the garbage and recycling, but that Waste Management be asked to do so, the cost of Waste Management services will be paid individually by the member using the service.

Reasoning: We are currently evaluating the pros and cons of Waste Management picking up the garbage and recycling for PPMC. If it is determined to go with WM on a continued basis after the trial period, there will be a considerable decrease in operating costs for PPMC, which would allow increases in other services without an increase in the Assessment Rate.

No

The following measure will be binding on the Board of Directors only if correction #20 (Rules & Procedures) is passed approving the additions. If correction #21 does not pass to include the additions, the following will be advisory to the Board of directors.

Proposal B: The Rules and Procedures will be changed to include the Golf Cart rules as published in the November 2002 and December 2002 monthly bulletins.

Reasoning: The Board voted to not accept the Golf Cart rules because our attorney advised us that we may be open to liability if we changed a one-way street to two-way traffic and an accident were to happen. See the Attorney's opinion elsewhere in this Bulletin.

TREE RULES
Revised April 17, 2003

PARADISE PARK MASONIC CLUB Rules for Brush and Tree Trimming and Removal
These Rules shall be known as the Paradise Park Masonic Club Brush and Tree Trimming and Removal Rules and they are hereby adopted as Rule 5 of the Rules and Procedures of Paradise Park Masonic Club, Inc

Intent and Findings

After careful study, the Board finds and determines that:

1. The Club is best protected and functions most harmoniously when individual Club members are responsible for trees on their own allotments;
2. This policy has served the Club and its members well for many years;
3. Rule 5 of the Rules and Procedures of Paradise Park Masonic Club ("Trees/Brush"), adopted by the Board on December 1, 2001, was adopted without a thorough investigation and study of the effect of this Rule;
4. In adopting the December 1, 2001 version of Rule 5, it was never the intent of the Board for the Club to accept financial responsibility for damage to Club members' property.

Therefore, after careful study and review, the Board hereby:

1. Repeals Rule 5 ("Trees and Brush") as adopted on December 1, 2001 and amended on February 22, 2003, and
2. Adopts a new Rule 5 to read:

PARADISE PARK MASONIC CLUB Rules for Brush and Tree Trimming and Removal

Section 1. Purpose

Our trees, particularly our mature Redwoods, are our heritage and our gift to those who follow us. They are one of the unique features of our community. Every effort shall be made to preserve Redwood trees. The purpose of these Rules is to protect and conserve our precious trees and to set forth the ownership of and responsibility for the trimming and removal of trees and brush.

Section 2. Definitions

Rules mean these Paradise Park Masonic Club Brush and Tree Trimming and Removal Rules, as amended. Club or Park or Paradise Park means the Paradise Park Masonic Club, Inc. a California Corporation. Tree Committee means the committee appointed by the Board of Directors of Paradise Park Masonic Club to make decisions concerning tree and brush trimming and removal. Brush means any vegetation where the trunk circumference is less than eight inches, as measured one foot above ground level. Tree means any vegetation with a trunk circumference of more than eight inches, as measured one foot above ground level. Major Structure means a building with a kitchen and a bathroom and a bedroom or sleeping

area. A carport, storage shed or other similar building is not a major structure for purposes of these Rules. Member means a person holding a Membership Certificate issued by Paradise Park Masonic Club, Inc.

Section 3. Ownership of Trees

Trees growing on real property owned by Paradise Park Masonic Club Inc., whether such trees grow on members' allotments or on or in the common areas of the Club, are owned by the Club.

Section 4. Permission to Trim or Remove Required

No member shall trim or remove, nor permit another to trim or remove, any tree without prior written approval from the Club as set forth in these Rules. Members are prohibited from trimming or removing, or allowing another to trim or remove, any tree not growing on the member's allotment.

Section 5. Financial Responsibility

The cost of trimming and removal of trees shall be borne by the member upon whose allotment the trimmed or removed tree is growing. The cost of trimming and removal of trees growing on or in the common areas of the Club shall be borne by Club.

Section 6. Inspection of Trees

Twice each year the Tree Committee shall hire at Club expense a licensed arborist or registered forester (hereafter referred to as "the forester") to inspect all trees in the Park and make recommendations about trimming and removal of trees. The forester and the Committee shall be guided by a desire to preserve and enhance the health of the forest and of individual trees, balanced by the need to minimize threats to personal safety, and, where possible, property damage. Based on these recommendations, the Committee shall compile two lists of trees recommended for trimming or removal, prioritizing trees on each list in order of importance. The first list shall be known as the Common Area Tree List, or such other name as the Tree Committee may designate, and shall include only those trees recommended for trimming or removal that are growing on or in the common areas of the Club. The second list shall be known as the Member Tree List, or such other name as the Tree Committee may designate, and shall include those trees which the forester recommends for trimming or removal that are growing on a member allotment.

Section 7. Forester Recommendations About Trees on Common Area Tree List

The Committee shall arrange with the Manager, in accordance with the forester's recommendations, for recommended work to be done on trees listed on the Common Area Tree List, subject to the availability of funds appropriated for this purpose.

Section 8. Forester Recommendations About Trees on Member Allotments

After preparation of the Member Tree List, the Club shall notify each member on the list of the Committee's recommendation regarding the tree or trees on his or her allotment, and ask the member to comply. If a member

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ASK ANNE
IS THIS EQUAL??

Tree rules continued

disagrees with the Committee's recommendations, the Board shall decide the matter after giving the member an opportunity to be heard, either in writing or in person. If the Board agrees with the Committee, the member shall be so informed and the member shall carry out the recommended work within 90 calendar days. If the member fails to comply, the Board may, if it finds the situation so warrants and after giving the member a further opportunity to be heard either in writing or in person, have the Club advance the cost of the work, which cost shall then be placed on the member's account and the member required to promptly reimburse the Club for the work performed.

Section 9. Member-Initiated Tree Trimming and Removal Requests.

Members who wish to have a tree on their allotment trimmed or removed must apply to the Club for a permit. The application for the permit must be in writing on an approved form and must be submitted to the Club office. Oral requests shall not be considered. A separate application must be submitted for each tree. No removal or trimming shall take place, and no contract for removal or trimming shall be entered into between a member and a contractor, unless the member has first received written permission from the Club to trim or remove. Where the request is for removal, the member must clearly state, either on the form or in an attachment to the form, the reasons why the member wants the tree removed. Removal requests shall not be considered unless this requirement is met. The Committee shall maintain a separate list of member-initiated tree removal or trimming requests, which list shall be known as the Member-Initiated Tree List, or such other name as the Tree Committee may designate.

The forester and the Committee shall review each member-initiated tree trimming and tree removal request. If the request is for a tree that is already listed on the Member Tree List as a result of a prior inspection by the forester, the Committee shall promptly proceed to approve or disapprove the request unless the Committee believes further evaluation is necessary. If the tree is not listed on the Member Tree List, the Committee shall arrange for the forester to examine the tree and report his or her findings and recommendations to the Committee, which shall then approve or disapprove the member's request. In addition, if the tree in question is not listed on the Member Tree List, or if the tree is listed on the Member Tree List but in the Committee's or forester's judgment requires additional evaluation or study by the forester or other professional, then the member making the trimming or removal request shall pay the cost of the forester's or other professional's initial or additional evaluation or study. Members may appeal an adverse Committee decision either in writing or in person to the Board of Directors, whose decision shall be final.

A member who objects to the trimming or removal of a tree not located on that member's allotment should contact

the Tree Committee. The Committee shall endeavor to hear the legitimate concerns of neighbors.

If the forester recommends that a permit be issued to remove a tree, such recommendation shall be given to the Committee in writing on the forester's business letterhead and shall clearly set forth the reasons for the recommendation.

When the Club grants a permit for a tree to be trimmed, the trimming shall be performed according to the forester's and the Tree Committee's recommendations, at the sole cost of the member on whose allotment the tree is located. Trees shall not be skirted (defined as removing every branch up to a height of more than twenty feet from ground level) but, rather, tree branches must be selectively trimmed, unless otherwise recommended by the forester. Up to one third of a tree's branches, as determined by the forester, may be removed; provided, however, additional branches may be removed if the forester so advises. The purpose of trimming trees is to reduce hazards.

When the Club grants a permit for a tree to be removed or directs a member to remove a tree, the member, at the member's sole expense, shall also have the stump of the tree ground to at least 18 inches below ground level. No poison, herbicide or similar substance shall be applied to any tree except upon written recommendation from the forester and approval of the Committee. Members must take all reasonable and necessary steps to prevent re-invasion by tree roots. Plans for grinding, repair and root re-invasion prevention work must be submitted to the Club prior to the removal of the tree.

Section 10. Guidelines for the Removal of Trees

A permit to remove a tree will not be indiscriminately granted. Each application shall be carefully reviewed on an individual basis. Where a permit is granted to remove a tree, a replacement redwood tree shall be planted at the member's expense prior to the removal of the tree in question. The Club shall promptly notify members of Tree Committee or Board decisions concerning their tree trimming or removal applications. The Club shall monitor all tree work and replanting to ensure that they conform to Club requirements.

The following may be considered valid justification for tree removal:

- Where the forester determines that a tree is causing major damage to a major structure and where tree removal is the only practical alternative.
- Where a forester determines that a tree poses a danger to life or to a major structure because the tree is diseased, dead or likely to fall over.

The following shall not automatically be considered justification for tree removal:

- New construction or remodeling. However, the Committee shall not automatically reject a request where the reason for the request is remodeling or rebuilding, but shall endeavor to work with the member and shall consider

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COMMITTEE NOW OVER RULE CLUB FORESTER??

REPEATED

THIS IS SHIT

Tree rules continued

such factors as the number of trees that will remain on the allotment after construction, the number of trees on surrounding allotments and the number of new trees that the member might wish to plant.

The following shall not be considered justification for tree removal.

- A desire for more light
- A desire to eliminate leaf litter

Section 11. Contractors

To ensure that all tree trimming and removal work is done properly and in accordance with the recommendations of the Committee and the forester, all tree trimming and removal work must be done by a licensed and insured contractor whose name appears on the approved contractors' list kept at the Club Office. In no event shall a contractor perform work in Paradise Park unless the contractor has first deposited with the Club office a copy of his or her current, valid California contractor's license and a certificate of insurance naming Paradise Park Masonic Club, Inc. as an additional insured under the contractor's insurance policy. It is the responsibility of the party paying for the trimming or removal to ensure that these requirements are met.

Section 12. Expiration of Permits

Permits to remove or trim trees shall expire 90 calendar days from the date of issue. A member must reapply for trimming and removal permits if the member fails to perform the work within this time period.

Section 13. San Lorenzo River Riparian Corridor

County of Santa Cruz approval is required for the removal of vegetation within fifty (50) feet of the average high water mark on the San Lorenzo River. It is the responsibility of the party paying for the removal or trimming—the member or the Club, as the case may be—to secure County approval, if county approval is required. The Club is not responsible for a member's failure to secure such County approval and will rely on the member's representations to the Club—or lack thereof—with respect to the need for such approval. The member shall defend, indemnify and hold the Club, the Tree Committee, and all Club officers, directors and employees harmless from and against any fines, penalties, violations, alleged violations, or claims arising out of a member's failure to obtain a necessary governmental permit or approval for removal or trimming of a tree.

Section 14. Brush

Members may trim or remove brush on their allotment without Club approval, subject to County riparian corridor approval. Members may remove suckers (sprouts) from around redwood trees growing on their allotments, as necessary. Members should be careful when trimming vegetation on sloping ground. Denuding slopes of vegetation increases the likelihood of landslides and erosion. If brush is cleared too close to the ground, the member may be responsible for damage caused by erosion, subsidence or landslide.

Section 15. Building and Remodeling Plans and Clearance

* ANNE, IS THIS LEGAL ??

All building and remodeling plans submitted to the Office must show the location of all trees on the allotment. Building plans, which fail to show tree locations, shall not be reviewed by the Building Committee. All newly built or remodeled major structures must, upon completion, maintain a minimum of six feet of clearance between trees and the new or remodeled major physical structures, unless the Board grants a variance from this setback for good cause shown.

Section 16. Damage to Property

Living in a forest poses special risks. In exchange for living in our beautiful San Lorenzo River Valley, members must accept the special risks inherent in forest living. Branches will fall, trees will fall, tree roots and trunks will grow and trees will die. This is a natural process.

The Club is not responsible for damage to member property caused by trees whether or not such damage is caused by trees growing on a member allotment, on a nearby allotment or on or in the common areas of the Club. Such damage includes, but is not limited to, damage caused by tree roots, tree branches or the trunks of trees. A member who suspects that a tree might be damaging property or which may pose a hazard to life or property must so notify immediately in writing the Club, if the tree is growing on in the common areas of the Club, or the member upon whose allotment the tree is growing if the tree is growing on another allotment, with a copy to the Club.

Section 17. Violations

A Member who violates any provision of these Rules, or who causes any provision of these Rules to be violated by another, or whose agent, employee or contractor violates any provision of these Rules, is subject to sanctions enumerated in the Bylaws or in the Rules and Procedures of Paradise Park Masonic Club.

Section 18. Disclaimer Regarding Forester's Inspection of Trees

The tree inspections conducted by the forester will be as thorough as is reasonably possible; however, given the vast quantity of trees in the Park, it will be impossible for the forester to inspect every tree. The Club shall have no liability for failure to complete, delay in completing, or negligent completion of or omissions in the forester's inspection of trees, as provided in Section 6, hereof, nor shall the Club have any liability with respect to the findings resulting from any forester's inspection of trees. Members are encouraged to conduct their own inspection of trees by a licensed professional, at member expense, and to submit such information to the Club with respect to any tree about which the member has concerns.

FRED'S LIST OF CHORES FOR VOLUNTEERS

Thanks to the volunteers who shortened this list considerably
Please contact Fred for details or to add items to the list

- Repair Social Hall Tables
- Spruce up the tire play structures

WHY NOT 1 YEAR

SCHEDULE FOR PROCESSING TREE APPLICATIONS

RECREATION COMMITTEE

As the garden grows, so do the activities here in the Park. We perform our Spring Housekeeping chores with reluctance. We're in between seasons and the Baseball races have just started but haven't caught our entire attention yet.

Easter and the hunt for eggs and goodies is behind us and we have Cal DeVecchis to thank for such a fun-filled morning of laughter and memories. Cal did all the planning and staging of this event. His volunteerism, care and consideration are what our Park is about. Without you and your help, this will not be the place we wish to leave for the next generation to enjoy.

Watch for improvements in the Golf practice net area. Chuck Buchanan and his crew have taken on the much-needed renovation of this area as their project. Want to help? Call Chuck at 471-2314.

We have Memorial Day Clean Up coming on Saturday, May 24th. Watch for flyers on the bulletin boards for projects and details. If you have a pet project you wish to tackle and need additional help or materials and tools to work with, please contact Linden at the Park office. Your Recreation Committee will provide a hot-dog lunch at the Picnic Grounds at 12:00 for those wishing to join us. Whether it's at the end of your workday or you need a break before the afternoon go-around, please join us. If you just want to join us, please do! It's your Park and we enjoy your company.

The Community Garden is in and growing like...weeds? Contact Craig Little at 423-7715 for information. He's the one in overalls and dirt under his nails.

Contact Lois Hardy at 426-3172 for assignments for Host/Hostess for remaining Potlucks and upcoming weenie roasts.

Please attend our many functions. They are for you and without you we miss your smile.

Your Recreations Committee meets at 3:00 P.M. every Board Meeting Saturday in the small Social Hall. Contact any Committeeperson, Lois Hardy, Cal Crawford, Karen Eneboe, Liza Leong or myself.

Your liaison of the Board for Food, Fun, Frolic and Fellowship...*Bill Eckard*

GOLF CARTS: ATTORNEY'S OPINION

The following is the opinion given to the Board by our Attorney, Cathy Philopovitch:

We do not recommend that the Park allow golf carts to go against the direction of other traffic on roads within the Park. When operated on a residential street, a golf cart is subject to the same rules as any other vehicle. The Park could subject itself to potential liability by allowing golf carts to travel against the flow of other vehicular traffic on streets within the Park. If someone were injured by a golf cart traveling in the wrong direction on a one-way road within the Park, that person may have a claim against the Park for negligently allowing golf carts to travel against the flow of other traffic. This would seemingly create a hazardous situation.

Further, we do not recommend that the Board change the one-way streets within the Park to two-way streets. If the Board were to make such a change after having tile streets be one-way for so long, a dangerous situation may exist. First, the streets within the Park are fairly narrow in some spots, and two-way travel may not be feasible, particularly considering that delivery trucks need access in and out of the Park. Second, as a practical matter, it may be difficult for the residents and guests of the Park to get used to two-way traffic within the Park. Although I cannot say for sure whether the Park would face liability if someone were injured as a result of the change to two-way traffic, it would seem that the more prudent course of action would be to not change the long-standing pattern of traffic within the Park.

S S S **TREASURY NOTES** S S S

Spring has finally arrived and if you get a chance to see the new community garden by Sandy Beach (down the street from the office), please do so. Thanks to the efforts of Craig Little, Diane Brown and their volunteers this project looks to be a great success. A big thank you to Diana and Jim Cook for donating a lot of the wood for the garden boxes. Jim spent many hours building them – thank you! At the risk of leaving names out, a huge thank you to all the other volunteers – you are very much appreciated!!

After looking at the communications answering system we were using, we have decided to try an answering machine. This will save us close to \$1500 per year as we were paying a base fee per month, plus per call charges for each message left.

The budget has been submitted to the board and should be approved by the May 1st deadline. I am also pleased to let you know that Pat Herzog will be coming on board as our bookkeeper beginning in May.

Many thanks to Pat McDonald, Bob Charves, Cal DeVecchis and Terry Feist for their volunteer work in painting the office lobby. Terry also rebuilt the bookcase to accommodate our paperback library collection.

The beautiful bouquets of flowers in the office and lobby have been donated by members Mohammad and Paige Alam who own Fancy Flowers on Soquel Avenue in Santa Cruz. Many thanks for helping to beautify our office.

It is through the volunteer efforts of our members in working on various projects that we can keep PPMC the fantastic place it is. It also helps to keep our expenses down. Hopefully we will see a huge turn out for the Memorial Day weekend clean-up. Please contact the Office if there is a special project you would like to work on, or something that you would like to repair.

Below is the shortened version of our budget statement. Please contact the Office if you would like to see the more detailed version.
*Barbara Monti*

INCOME AND EXPENSE STATEMENT

	11 MONTHS ENDED MARCH 03	ANNUAL BUDGET	% USED
Payroll Expense	197,799	223,302	89%
Insurance expense	42,342	50,950	88%
General Expense	23,615	28,500	83%
Member Service Expense	79,104	88,000	90%
Tax expense	38,426	48,020	80%
Miscellaneous expense	3,950	6,250	63%
Vehicle Maintenance expense	15,374	15,000	102%
Building R&M Expense	9,937	13,000	76%
Equipment rent, repairs, maintenance expense	8,040	6,500	124%
General R&M expense	31,052	34,750	89%
Other Operating expense	17,796	9,225	192%
TOTAL EXPENSES	467,435	523,497	89%

MEMBERSHIP APPLICATIONS PENDING....

<u>Applicant</u>	<u>Date posted</u>	<u>Member</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>		<u>SELLER</u>	
<u>ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
<u>ALTERNATE ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
Deborah J. Johnson	02/28/03	Milton L. Jones	106 Keystone Way
Gerald Vernon Golbek	1/10/03	Ruth E. Johnson	138 St. Alban St.
Alison Brown	9/07/02	Harold Brown	402 Consistory Lane

ATTENTION! THE FLEA MARKET IS ONLY 3 MONTHS AWAY....

**DATES: Friday, July 18, 6 – 8 PM Preview Night
Saturday, July 19 & Sunday July 20,
9 AM – 3 PM, Sale Days**

We have been collecting since last September. We really do appreciate all the items you have donated. It's time for Spring cleaning, put items in bags or boxes, clothing should be clean and in good condition. Please clean, dust off, polish or wash items. They look so much better to sell. We really need quality items for the Boutique Room. **Call Char Reynolds, 423-9583 or Carol Blum, 429-1653 for pick up of donated items.**

Think about bringing stuff from home to the PPMC Flea Market.

Please start thinking about volunteering! Many hands can make this task lighter and it's fun to work together while making new friends. Job descriptions will be in the June bulletin. The sign up sheets will be in the office in June and July.

**The Steering Committee has a 7-point plan.
Hope you can volunteer as your schedule permits**

- STEP I Thurs. July 10, Fri, July 11 Social Hall open 9AM – 3PM to bring in
New donations. Pickup trucks and cars needed to transport items from office basement to Social
Hall. Men needed.
- STEP II Sat. July 12 & Sun. July 13 Weekend off.
- STEP III Mon. July 14 & Tue July 15: Unpack and put items on correct tables
- STEP IV Wed July 16 & Thur July 17: Price all items and decorate
- STEP V Fri July 18 Preview Night from 6-8 PM
Sat. July 19 & Sun July 20, Sale from 9AM to 3PM
- STEP VI Mon, July 21, Need 10 or more people to clean up and pack leftovers.
Last year it took from 9AM – 2:30 PM
- STEP VII Dispose of leftover items. Big Job!

We need your help! Thank you in advance, The Steering Committee

Char Reynolds, Chairperson: 423-9583 Carol Blum: 429-1653
Judy Buchanan: 471-2314 Tiny Sand: 457-1615

WASTE MANAGEMENT IS COMING.....

We have received a start date from Waste Management of May 26, 2003. The long awaited day is soon to be here.

On April 28, 2003, the Waste Management committee will be meeting with the representatives of the company to work on the details of the service. As this is the last newsletter you will receive prior to the start of service, we felt it important to give you an update on the status of this service.

Between now and the end of June, we ask that instead of calling Waste Management directly, that you call the Park Office and leave messages for Bill Uber and Diana Cook. We will be working as your agents to insure a smooth transition. Also, it will allow us the opportunity to deal with any problems that might arise. If you would like to contact either Bill or Diana directly their numbers are 831 426-0614 (Bill) and 831 426-8398 (Diana).

After the first of July, we will then ask the Members to contact Waste Management directly. If there is something that cannot be resolved with a phone call, we would still like to assist in the resolution. We are sure that by that time the service will be operating to the satisfaction of the majority of Members.

Please remember that Waste Management will pickup every Monday, except those falling on Christmas Day and New Years Day. Those pick ups will be made on the day following.

Thank you for your patience.
Waste Management Committee
Bill Uber , Craig Little, Diana Cook

3rd Annual New England Clam Bake

11/4 lb. Fresh Maine Lobster
or
New York Steak

Includes: Steamed Clams, Mussels, Corn on the Cobb,
Cole Slaw, Bread, Wine and Coffee

\$25.00 per person

JULY 19, 2003

5:00 P.M. at the Picnic Grounds
NO ORDERS AFTER JULY 14, 2003

**Proceeds will go to the
ALMONER'S FUND**

FOR RESERVATIONS SEE
KAREN IN THE PARK OFFICE
(831) 423-1530

COMING ATTRACTIONS...

EMERGENCY SIREN TESTS
Noon, All Board Meeting Days

**MEN'S CLUB
MEETING & LUNCHEON**
First Wednesday of each Month
Social Hall - 11:30 A.M.
Wednesday, May 7
Wednesday, June 4

BINGO
Sponsored by Yvonne Jones
Third Wednesday each month
Bingo begins at 6:30 pm.
Social Hall
Wednesday, May 21
Wednesday, June 18

**KNITTEN KITTENS
LADIE'S CANASTA**
Sponsored by Pat Rundell
11:30 AM in Social Hall
First Monday each month
Monday, May 5, 2003
Monday, June 2, 2003

SATURDAY MOVIES
Sponsored by Craig Little
Saturdays of Board Meetings
1:00 pm in Social Hall
Saturday, May 17, 2003
Saturday, June 28, 2003

ANNUAL MEETING
Saturday, June 28

ANNUAL PICNIC
Sunday, June 29

**4040
VOLUNTEERS STILL NEEDED!**
It's not too soon to think about your partner for the annual Picnic and games - To volunteer, call Karen at the office.

Memorial Day weekend clean-up coming soon. Be thinking about the spots YOU want to adopt. More details later

THINK GOLF!!
Annual Paradise Park
Golf Tournament
Friday, August 22nd
Call Jim Reynolds
at 423-9583

**SECTION PARTY
HOST OR HOSTESS WANTED**
Section 4 needs a host/hostess for this summer's gathering. Call Noni Downing or Gracie Brown for more details on how you can take a turn doing a good turn for your section neighbors.
Thank You!

**3RD ANNUAL
NEW ENGLAND CLAM BAKE
JULY 19TH**
Reservations due by July 14th
See Karen in the office - 423-1530

PARADISE PARK

MAY & JUNE CALENDAR OF EVENTS

<u>MONTH</u>	<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
May 2003				
	1-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	5-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	Pat Rundell
	6-Tue.	Coffee 9-10:30am	Small Social Hall	???
	6-Tue.	1ST Tuesday Masonic Education 10:30 - 12	Small Social Hall	M. Hasey
	6-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	7-Wed.	Men's Club 11:30	Social Hall	J. Fisher
	8-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	13-Tue.	Coffee 9-10:30am	Small Social Hall	???
	13-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	15-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	17-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	17-Sat.	Saturday at the Movies 1:00	Large Social Hall	C. Little
	17-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
	17-Sat.	PotLuck 5:30pm	Large Social Hall	P&J Rundell
	20-Tue.	Coffee 9-10:30am	Small Social Hall	???
	20-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	21-Wed.	Bingo 6:30pm	Large Social Hall	Yvonne Jones
	22-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	24,25-Sat Sun.	Girl Scout Camp Out	Picnic Grounds	J. Bemis
	26-Mon.	Memorial Day - OFFICE CLOSED		
	27-Tue.	Coffee 9-10:30am	Small Social Hall	???
	27-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	29-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
June 2003				
	2-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	Pat Rundell
	3-Tue.	Special Election, Santa Cruz County	Small Social Hall	County
	4-Wed.	Men's Club 11:30	Small Social Hall	J. Fisher
	5-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	10-Tue.	Coffee 9-10:30am	Small Social Hall	???
	10-Tue.	1ST Tuesday Masonic Education 10:30 - 12	Small Social Hall	M. Hasey
	10-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	11-Wed.	Mended Hearts 11-2	Picnic Grounds	L. Schillig
	12-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	17-Tue.	Goodwill - 9-4	Picnic Grounds	W. Vinson
	17-Tue.	Coffee 9-10:30am	Small Social Hall	???
	17-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	18-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Yvonne Jones
	19-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	22-Sun.	Amaranth 8:30am - 6pm	Lg. Soc. Hall/Picnic Grounds	N. Kell
	24-Tue.	Coffee 9-10:30am	Small Social Hall	???
	24-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	S. Keller
	26-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	28-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	28-Sat.	BOD Annual Meeting 7:30pm	Large Social Hall	BOD
	29-Sun.	Annual Picnic & Extravaganza 12noon	Picnic Grounds	BOD

MEMBER ALLOTMENTS FOR SALE...

Member's improvements offered for sale as of April 25, 2003. 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 allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1			
437 York Avenue	Masonic Homes Contact Agent Katherine Landry 1-800/610-7653	\$198,995	2 BR, 3 BA, 3,135 Sq Ft Allotment, 1,522 Sq Ft Improvements, AS IS.
462 York Ave.	Patricia Herzog 458-9841	\$189,500 MAKE OFFER	Lovely newer home. Sunny lot w/bright interior. Tastefully decorated, 2 BR, 2 BA, 1,100 sq. ft; fully insulated w/forced air furnace plus gas log stove, Jennair range; island in kitchen; full attic, walk-in closet in MB, 1 car garage; large deck and side brick patio. Includes all appliances and some furniture.
SECTION 2			
279 Keystone Way	Cal DeVecchis 1-831/420-0749 OPEN-MINDED TO ANY OFFER	\$219,000 Creative Financing Available at 5% Int. up to 7 yrs	1st/most sunshine; completely upgraded household; gardener's/bird watcher's delight w/privacy; 3 BR, 1 BA, delightful kitchen & living rm. New deck area, winterized 10' x 13' laundry rm. Study & computer area. One BR detached 13/8 x 9/8 cottage; room for 3 cars. All mod appl incl, & any mod furniture of your choice. New modern fireplace, roofing, sliding glass door; add'l storage area under cottage & in front of laundry area.
362 Eastern Star	Norene S. Hansen Call Justin for appt. 831/426-1508	\$215,000	Private/sunny location, 2BR, 1BA on 2 allotments; basement/utility rm w/washer & dryer; 2 car (tandem) garage & lg deck; new 30yr roof in 2002, new Hot Springs spa/hot tub, remodel. Interior incl carpet & ceramic tile; DW, GD, sprinkler system, veg. Garden & fish pond, generator inc. View online at http://64.162.81.78/362evr
364 Eastern Star	Jeanne Jelcick 831/426-7666 Call for Appt./Info.	\$195,000	Cute little 4BR + sleeping loft or 2BR + office + den. Upgraded septic & electric. Modern kitchen, stack washer/dryer. Good sun & great privacy w/huge beautifully landscaped allotment.
269 Keystone Way	Robert/Diane Cummings Appt. for Showing Tony Averill 831/426-0203	\$367,000	2 BR, 2 BA, 1580 sq. ft. improvement, 20x13' master BR, 21x16' living room w/hardwood floors, pellet stove mantel, wall partition aquarium, lg kitchen w/dining area, family room w/beamed ceiling & wet bar, full burglar alarm system, forced air heating, 2 lg window boxes w/seating area, 4 new skylights, 2-car attached garage, new 40-yr roof, full house generator, new electric panel box, patio deck, hot tub slab wired for 220V, some appliances & window coverings included.
SECTION 3			
SECTION 4			
678 St. Paul Street	C. Sonnichsen Deke Sonnichsen 650/326-7679	\$65,000 SALE PENDING	Cabin on Eagle Creek, 3 BR, 2 BA, large kitchen and large living room, dining area, electric floor heating. Appliances included: Refrigerator, gas range, and turkey roaster. Furnishings include Beds, chairs, and sofas.
SECTION 6			
114 Keystone Way	Myron Kegebein 831/425-5144	\$182,500 \$3,000 under appraisal	On San Lorenzo River high above flood; near park entrance; sunny allotment; new \$3000 mahogany deck on front; attractive gazebo overlooking river; 2 BR 1 BA; laundry rm; new refrige, dishwasher; stone fireplace; double windows throughout; easy maintenance.
115 Keystone Way	Lucille Avery For appt. call Cyndy Crogan 831/426-2756	\$179,000	Spacious Ranch Style Home; lg 14' X 24' Lv. Rm. W/open beam ceiling, brick fireplace & picture windows; upgraded bathroom; carport, workshop/shed & finished room; redwood deck & surrounding concrete walkway; AS IS; refrigerator, stove, washer/dryer included.
120 Keystone Way	Gordon Crafts 423-3228	\$350,000	Large 2 BR, 1 1/2 BA, location in front of Park, unhindered view of river and forest, improvement approx. 1,600 sq. ft., central gas heating, two phone lines, new roof, storage shed in carport, in and out driveway, ample parking. Room for expansion. Furnishings include: 1 MAC computer and desk.
146 St. Alban St.	Larry N. Gilliland 831/423-5634 831/234-3129	\$300,000	2 BA, 2 BR, 1400 sq ft living + 480 sq ft 2-car garage on Keystone Way; just painted; lg deck in back, deck in front; storage shed; lg kitchen & all appliances; central heat & lg propane free-standing stove in living rm; new hot water heater.
170 St. Bernard St.	Hazel Kindwall Carolyn Unger 469-9107	\$225,000	Sunny lot, 2 BR, 1 1/2 BA, 1200 Sq Ft Improvements, Sunny lot, new double pane windows, guest house, dining-living rm den, pantry, office area, porch, garage, storage-laundry-workshop level; drapes, pellet stove, gas range, refrigerator.
188 St. Bernard St.	M. Hotchkiss 831/429-8627 or D. Schmidt 831/458-0663 831/239-9974	\$215,000 SALE PENDING	2 BA, 2 BR, completely remodeled, modernized home, great sunny location & lots of deck with hot tub, new central heat, new appliances, freshly painted inside & out.
189 St. Bernard St.	Miriam Kourik 831/426-8224	\$235,000	Split level home, 2 BR, 1 1/2 BA, new septic tank, new roof, sunny with nice yard; allotment located in front of the Park.
194 St. Bernard St.	Mendell Roberts Call D. Schmidt 458-0663	\$195,000 FINANCING MAY BE AVAILABLE	2 BA, 2 BR, main living = 1,170 sq ft, lower level/storage = 1,170 sq ft, double car detached garage = 396 sq ft, wonderful sunny location, w/view of river, abounds w/wildlife, on a cul de sac, lower part of house has rooms w/great possibilities, such as workspace & storage; range, washer & dryer, some furnishings may go with sale.

ANNOUNCEMENTS OF NOTE...

BOARD OF DIRECTORS

2002-2003

MEETING DATES

Open Session begins at 9:00 A.M.

05/17/03

06/28/03

Annual Meeting, 6/28/03, 7:30 P.M.

FROM THE MAIL VOLUNTEERS

Unless we have been specifically requested to forward 1st Class Mail, those who allow their daily mail to build up to overflow levels will have all excess mail, 1st Class and otherwise, placed in secondary excess boxes, available only through the Office Counter

2002-2003

PPMC

BOARD OF DIRECTORS

President: Fred Dunn-Ruiz

Email: dunnruiz@hotmail.com

Phone: 831-457-9681

Vice President: Tod Likins

Email: tlkins@cruzio.com

Phone: 831-423-9512

Secretary: Jacob Koff

Email: jacob@swigco.com

Phone: 415-587-7183

Treasurer: Barbara Monti

Email: rbmonti@hotmail.com

Home Phone: 530-456-3812

Park Phone: 831-459-7539

Recreation Director: Bill Eckard

Phone: 831-458-2020

Interim Park Manager: Linden Swanson

Email: manager_ppmc@sbcglobal.net

Office Phone: 831-423-1530

Cell Phone: 831-344-0879

Park Secretary, Bookkeeper

Email: secretary_ppmc@sbcglobal.net

bookkeeper_ppmc@sbcglobal.net

Office Phone: 831-423-1530

MISSING

—GUARDIAN ANGEL—



Last seen on porch of 368 Eastern Star
(across from Picnic Grounds)

Please return —no questions asked

J.N. MEMORIAL

Margaret Patton, March 25, 2003

Vance Haswell, April 3, 2003

PARADISE PARK MASONIC CLUB:

Minutes – April 12, 2003 – Board Of Directors Meeting

- 1.0 Roll Call; present were President Fred Dunn-Ruiz, Vice President Tod Likins, Secretary Jacob Koff, Treasurer Barbara Monti, and Recreation Director Bill Eckard.
 - a. Invocation was read by Jacob Koff.
 - b. Consideration of Late Additions to the Agenda: 5g. Building Rules, see below.
- 2.0 Consent Items: accepted by the Board, except for item b, which vote would be held for after receipt of the Financial Report.
 - (a) Acceptance of Minutes of March 15, 2003.
 1. S. Reddick address correction from 166 to 163 St. Bernard.
 - (b) Financial Report – March 2003. This was just received shortly prior to the meeting, so had not been seen by the Board members.
 - (c) Members Before the Board
 1. Richard T. Sibley, purchasing 280 Keystone Way from Jason Morgan.
 - (d) Associate Members Before the Board
 1. Steve Walters, Associate Member to Alcinda Walters @ 226 Acacia Lane.
 - (e) Alternate Associate Members Before the Board
 1. John L. Cannon, Alternate Associate Member to Donna Arcelus Cannon @ 544 Council Street.
- 3.0 Manager's Report, Linden Swanson.
 - a. The answering service is terminated after a successful trial period of using an answering machine in the office. This saves considerable money. The outgoing message covers emergencies and gives the manager's cell phone number.
 - b. The Ford F600 sale didn't go through. The F150 needs to be scrapped, as it would be money wasted to fix it. Tod so moved; 2nd by Jacob; it has no value, we could try donating it to a non-profit; Linden was hoping for no charge to tow away. Blue book might be \$50. Passed.
 - c. Projects: 1. Sonnichsen/Gunn; the plans are in hand, the Building Committee is happy, the manager is happy. The plans show no redwood trees on the allotment, even though some redwoods are there. Barbara moved to table discussion until the BOD looks at the house/allotment; Jacob 2nd, passed. 2. Moellering, the retaining wall is to be rebuilt, with the garage left as is. It is considered a repair/maintenance item. The Building Committee and Manager are happy; since the engineering & plans are done really well. Tod moved approval, Bill 2nd, passed. Jacob spoke to Bill Hardwick regarding the building checklist. Bill said it is not being used, but they would try to use it in the future. Bill usually sends a report letter to Fred & to his committee members. Jacob suggested using the checklist filed in member folder would be helpful for answering later questions. 3. Lots of work needed in PPMC: roads, buildings, bathrooms, etc. need work. We currently have just enough manpower to touch & patch items, but not to really address a long list of what needs doing. Barbara stated using Waste Management and volunteers would help address some of these projects. Many items are due to long-standing neglect. Jacob recalled that funds are set aside for capital improvements, and the castle proceeds are to be used for these projects. Water Project might be finished by end of summer or end of fall, and it will eat up all of the castle proceeds. 4. Barry Ellsworth has a building problem. He had followed all our rules and was eligible for across the counter permits. Without talking face to face, a false report was filed to a county by a 'brother' mason. Jacob suggested sending a letter to the county, outlining the facts and asking the county to reconsider. Barry wants to talk with this person's lodge master. Tod wants a letter sent to the county expressing the BOD's outrage, and to discuss this person's action in Executive Session & send a letter to him also. 5. Residential Spring Clean Up week is April 19-27, & includes yard & wood waste, auto tires, mattresses & box springs, appliances, etc. 6. Red tag follow up, for the 6 improvements on outside edge of the Picnic Grounds; there are still 2 who have not returned the Hold Harmless document, nor have they responded to phone calls. Jacob said we, then, have to report them to the county. It was agreed to send a letter to them stating we will be sending this information to the county. 7. Linden located a vertical scoop bucket for picking up yard waste, \$5,000; Tod moved to purchase this tool. It is to be used on the Ford tractor. The Massey tractor has hydraulic problems, relatively minor. Would the scoop bucket purchase be a capital improvement purchase? Bill suggested the Vehicle Committee had information on a tool that could pick up leaves etc. Tod withdrew his motion, and the Vehicle Committee will follow up.
- 4.0 Unfinished Business
 - a. Back Gate, Bill Uber. The new back gate is installed, but someone is locking it improperly. The new lock won't accommodate the old keys, even though cut from the same key pattern. Old key may be exchanged for new key in the Office. They now need to determine a site for PGE to approve 'someone' to put in a pole & get electricity to back gate. The plan is to set a pole with the meter to Griff Nelson's pump, so the

pump and the gate are on the same meter. Lois Murphy reported Bob Biendle can't climb, etc., and he has recruited Dennis Gloeckler to take his place.

- b. **Water Project, Bill Uber.** The Council Street Project is completed; we will run the costs as soon as Granite posts their costs. Granite's labor is \$3200/day. The biggest problem is getting the process organized. Granite is trying to find a trencher of the right size and that doesn't cost the world. Plan B is to use a grinder to grind lines & then dig the trench, etc. Crescent Lane is next. For clean up or initial digging, the Granite crew rate is about \$320/hr. Our PPMC crew could do it for \$50/hr. Using Waste Management would free up our crew to do this water project work and save much money. A storm drain is being installed around Eastern Star/Royal Arch/Hiram, with pipe, extra from another finished job, donated by Granite. The streets are in better shape than we thought. Some decisions need to be made as soon as possible. Fred wants a specific list from Bill, as far as he sees. The storm drains need fixing before the water lines go in. Barbara Brown drew parallels between Linden's report of major maintenance situations and Bill's report of needed decisions circling the water project; there is a need for the big picture to be defined and published in the bulletin, in order to receive input from the members. The need is to prioritize, and if we need an additional assessment, then request it from members.
- c. **Waste Management, Fred** called WM and was informed they would not pick up Section 4, so Fred put it on hold. There seemed to be lack of communication between the sales manager and the drivers regarding using Ocean Street extension. A meeting is scheduled with Bill Uber, Mr. Ortiz of Waste Management, and Barbara Monti on April 22nd. It takes only a short time to do Section 4. Tod suggested more PPMC personnel be hired for dealing with water projects and PPMC projects. Tod moved to authorize the hiring of another park full-time employee to work on projects for the manager and to be available to work on water project, and to move forward with Waste Management; Jacob 2nd, passed. Jacob spoke to preparatory work of boards on several issues.
- d. **Budget Committee.** Fred has major concerns about the committee making policy decisions, rather than budget decisions. Fred worked with Doug Hipsley to work up another budget. The SBA loan was deleted entirely as an item, some on-call and summer help time was included, bonuses of some level were included, insurance was figured higher due to information from Britt Thompson, a major change was made in building repair & maintenance, cut down to \$1K each, if the cost went above that amount it could be capitalized. Fred's final budget was \$11K over budget. May 1st is the deadline to have a budget approved. Tod moved approval of Fred's budget. After some discussion, Tod withdrew his motion. An additional worker's hours, which could be used cleaning up after digging at water project, would be capitalized, not expensed. This subject was tabled until more information is received.

New members were introduced: Marian and Richard Sibley are purchasing Jason Morgan's at 280 Keystone Way; Steve Walker, Associate to Alcinda Walters; John Cannon, Alternate Associate to Donna Cannon.

- e. **Building Committee.** It was discussed, and asked of the Building Committee to check, that all new construction should be at least 10' from redwood trees.
- f. **Bylaws Committee, Bill Hardwick.** The proposed changes were published in the April bulletin, and people are still reading. Fred proposed a change regarding when a member is resigning his/her membership to the Associate or Alternate, due to no longer being able to care for improvements. This was not intended to be used for a member to buy & then turn over to the Associate or Alternate; this practice would have considerable impact on membership fee income. Fred, Jacob, and Bill Hardwick will discuss. The Golf Cart petition regarding 2-way traffic will be clarified by Fred in next bulletin. Election change, published in December and January, will be on the ballot with other changes.
- g. **Castle Property, Bill Uber** for Marilyn Wells. The Committee wants to be sure the Castle Property proceeds are spent wisely.
- h. **Emergency Preparedness, no report.**
- i. **Long Range Planning, no report.**
- j. **Nominating, Karen Eneboe** reported the following candidates willing to run for the two open Board positions: Carl Ames; Diana Cook; Bill Eckard; Jack Fisher. Barbara moved to accept this panel of candidates; Tod 2nd, passed.
- k. **Recreation, Bill Eckard.** The Community Garden is going in per schedule; the potluck is tonight; the Easter Egg hunt is this Saturday the 19th in the Picnic Grounds; Memorial Day work weekend with following picnic lunch is scheduled; the Annual Meeting is June 28th, with Picnic/Extravaganza on June 29. Fred asked the Committee to consider repainting the tire dinosaur structures, as some are currently somewhat of an eyesore. Shirley Moore contributed that the All Wheels Parade started as part of the July 4th celebration; Shirley wanted to know why it can't go back to solely July 4th.
- l. **Safety, Industrial, Linden** asked Dan McDonald, Todd Hoffman, Tom Hostetler to form this new committee; they are talking together.
- m. **Staking, no report.**

- n. Tree: Jacob gave an update on the Tree Rules. They were sent to our attorney on couple of issues of liability. Jacob just received her comments, and not in time for final draft submission. He proposed to change the language from having an inspection/decision twice a year, to a minimum of once a year.
 - o. Vehicle, no report.
 - p. Treasurer, Barbara Monti. The budget is to be discussed further, as stated earlier in the meeting. The communication services are gone, replaced by an answering machine, which saves an average of \$120/month. The Pitney-Bowes postage machine costs \$240-250 quarterly to rent; they are looking into downsizing to a smaller machine. A 5-year contract is currently in effect. The Pitney-Bowes insurance fee of \$100 was deleted due to duplicate coverage by our own insurance. Pat Herzog is returning as our regular bookkeeper, and she is not requiring benefits. We will be letting go of the outside bookkeeping service, which had difficulty completely filling our unique needs. Could the BOD publish in the bulletin the current P&L? Yes, as soon as we have in house bookkeeping. The outside service was not providing this in a form or timing that worked for PPMC.
- 5.0 New Business
- a. Elections Committee. Fred announced the following members: Lois Hardy as chair, Phyllis Green, Virginia Uber, Lois Murphy, Tiny Sand, Vickie Hendershot. The committee was enlarged due to the enlarged ballot containing the bylaws items. Barbara Brown asked if members could vote without a current dues card receipt in the office. How about members not in good standing? Tod and Fred will work on this. Voting rights are assumed in power unless the BOD has stricken membership.
 - b. Building & Construction Rules Check List: used for many years, but not recently. Fred sees missing a notation of separating the footprint structure from any trees, it would be fitting to add 'is it sufficiently set back from trees'. Bill Hardwick's committee could revise the checklist to fit the park's needs: Jacob referenced Rule #4. He moved that the Remodeling & New Construction Rules become part and parcel of the existing Rule 4 of the Rules and Procedures. Passed.
 - c. Staking Policy on Sales. Fred made the suggestion that staking should be done at the beginning of the buying process, so buyer could know what they are buying before they buy, not after they buy. Ray Hoffman suggested staking not be done until a good down payment is made, due to a place being put on and taken off the market. Fred acknowledge that staking is challenging because many boundary lines are quite gray. Jacob suggested we could amend the purchasing documents with the information that staking lines are somewhat flexible. Rod Monti suggested adjoining neighbors be notified of staking results. Don Moore pointed out the difference between surveying, which is very precise, and staking, which is quite general.
 - d. Investigation Process. A letter/petition from Charlotte Reynolds requested the BOD reconsider investigating new memberships via a private investigator doing background check, credit check, etc. It further states that this investigation is considered an invasion of privacy. Tod moved that the BOD discontinue this investigative procedure; Bill 2nd, carried with 2 yeas, 1 nay, 1 abstention.
 - e. Petition re: Approval of PPMC Bylaws. Barbara Brown spoke for this issue, requesting that Bylaws be printed up accurately, voted on, and the previous voted Bylaws be null and void. John Mancini stated his lawyer's opinion is that with the whole set of bylaws voted on as a whole, with so many errors, the vote is void. Tod Likins suggested we make the 23 corrections and additions, end up with a whole set of Bylaws, publish the whole set 2 times, and then vote on the entire package. Jacob gave the opinion that only those parts that were in discrepancy are considered invalid (which would be the 23 items), those parts that were consistent are still considered valid. No motion was proposed.
 - f. Petition re: Creation of PPMC Bulletin Committee. Barbara Brown spoke to this item. The petition wishes to have the bulletin under the control of a bulletin committee, not under control of or censorship by the BOD. The petition-represented membership feels entirely mute in the sharing of information to and from the board. Jacob stated the purpose of the bulletin is to reflect the official policy of PPMC as represented by the board. Per Fred, the previous editor quit after being told the board decided to have final review of the bulletin, so as to check for corrections, exclude any negative personal references, name calling, etc. No motion was forthcoming. Jacob suggested any person who would like to step forward to assist the bulletin editor, step forward.
- 6.0 Discussion
- 7.0 Information
- (a) **Associate Member to Member**
 - 1. none
 - (b) **Alternate Member to Associate Member**
 - 1. none
 - (c) **Members Pending** (see attached listing).
 - (d) **Current Tree Log** (see attached listing). Jacob said we need to do what we can to clear up the pending items on the tree log. The club will not pay for removal; if member wishes to pay, they may do the

year's budget was maxed out. Fred will work with Karen & Linden, who will write any approval letters to members.

- (e) 3/11/03 Incident Report, Back Gate Lock, Section 4.
- (f) 3/24/03 Volunteer Task, Cal Trans Pillars at Exit Road.
- (g) 3/25/03 Incident Report, Medical Call, Section 2.
- (h) 4/9/03 Incident Report, Unauthorized Construction, Section 4.
- (i) 4/10/03 Incident Report, Gate/Bus Stop, Section 4. Hypodermic needles were found at the Bus Stop, the county sheriff disposed of them for us.

8.0 Correspondence

- (a) 3/4/03 to J. Almquist from BOD Member, Thanks for Removal of Tree in River, Section 3.
- (b) 3/6/03 to BOD from member, Noise Disturbances, Section 2. We don't need a rule, since the county has one. arbitration was refused as unworkable; the other side neighbor has same problem with same neighbor.
- (c) 3/12/03 to PPMC from member, Repairs, Section 6.
- (d) 3/13/03 to Santa Cruz Vending from BOD Member, Contract Termination.
- (e) 3/14/03 to F. Dunn-Ruiz from member, Allotment Line Concern, Section 6.
- (f) 3/14/03 to F. Dunn-Ruiz from member, Committee Service, Section 4.
- (g) 3/18/03 to Whom ... from manager, Employee Insurance Coverage.
- (h) 3/18/03 to member from Pres. BOD, Exclusion from PPMC.
- (i) 3/18/03 to member from Pres. BOD, Hearing Rescheduled.
- (j) 3/19/03 to PPMC from member, Dog Disturbance, Section 2.
- (k) 3/21/03 to BOD from member, Comparative Study of PPMC Costs Over the Years. Comparative Study is a volunteer offer. Fred will get back with the volunteer & suggest she work with Doug Hipsley on this.
- (l) 3/21/03 to member from manager, Dog Disturbance, Section 2.
- (m) 3/22/03 to F. Dunn-Ruiz from member, Trespassing, Section 1. Trespassing at the end of King Solomon. A member is concerned that the No Trespassing sign is insufficient, allowing trespassers to use, which sets up a Prescription to Trespass, if we allow it for 20 years.
- (n) 3/24/03 to BOD from member, Tree Removal Request, Section 6.
- (o) 3/24/03 to BOD Member from J. Almquist, Letter of Appreciation.
- (p) 3/25/03 to member from member, Resignation from Cmt.
- (q) 3/25/03 to PPMC from Santa Cruz Vending, Conclusion of Business. No money is owed or expected.
- (r) 3/25/03 to manager from B. Thompson, Directors & Officers Liability Policy.
- (s) 3/26/03 to PPMC from Elections Dept., Co. of Santa Cruz, Confirmation of Polling Place.
- (t) 3/27/03 to F. Dunn-Ruiz from CNA Global Specialty Lines, Claim Coverage.
- (u) 3/28/03 to BOD from member, Resignation from Cmt.
- (v) 3/31/03 to member's lawyer from C. A. Philipovitch, Member Hearing.
- (w) 4/3/03 to member from manager, Allotment Lines, Section 6.
- (x) 4/3/03 to BOD from member, Crew Safety Garbage Pick Up Recommendations.
- (y) 4/3/03 to member from manager, Retaining Wall, Section 6.
- (z) 3/31/03 to F. Dunn-Ruiz from Capital Crossing Bank re: Loan.
- (aa) 4/1/03 to C. Philipovitch from Continental Casualty Co. re: DNO Insurance.
- (bb) 4/3/03 to F. Dunn-Ruiz from member, Water Pressure, Section 4.

Both Joanne Nelson and Lloyd Ames have resigned from the Orientation Committee, Margaret Todd and Judy Wahl are now serving. Bill and Anna Lind are joining when in the Park.

Adjourned 3:20

Special Meeting – Thursday, May 24, 2003, 7:00 pm at PPMC Office

1. The 2003-2004 PPMC Budget was approved, with a surplus. Copies may be obtained from the Office.

Adjourned at 8:30 pm

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from **The Advocate's Website.**
