

**PARADISE PARK  
MASONIC CLUB  
211 Paradise Park  
Santa Cruz, CA 95060-7007**

Use ten

**FIRST CLASS MAIL**



**BULLETIN BOARD  
MAY 2004**

# PARADISE PARK MASONIC CLUB BULLETIN BOARD

## FRED'S FOCUS

This month I would like to focus on the government of Paradise Park and how you fit into the process. The governing body of the Club is the Board of Directors, which consists of five (5) Members who have volunteered to serve and been elected by the Membership of the Club to represent them in the decisions necessary to keep Paradise Park running smoothly.

The Bylaws list 5 powers to the Board: (1) to adopt Rules and Procedures consistent with the Articles of Incorporation and the Bylaws and the purposes for which the corporation was created and exists, (2) to employ such employees as necessary, (3) to transfer property owned by the Corporation, (4) to enter into any contracts or perform any acts incidental to the transaction of business and (5) to notify the Membership in the next bulletin if a contract exceeds \$25,000.

The current Board (and I am sure all Boards) does not take these powers lightly. During my tenure on the Board, I believe that all decisions were made in what we felt were the best interests of Paradise Park. We have tried to listen to the voices of all Members, but the reality is that few speak out.

### How do you fit in?

- You can tell the what you like or dislike about what they are doing. The Board members want and need to hear from you. You can call, email or write the Board members or the Office.
- You can squelch rumors by calling the Office and checking facts before praising or condoning based on false information.
- You can read the Monthly Bulletin.
- You can also attend the Annual Meeting to speak out and to hear others speak out. The Annual Meeting is Saturday, July 3, 2004. The Annual Picnic is Sunday, July 4<sup>th</sup>—see elsewhere for the events of this day.
- The most important thing of all you that can do is VOTE for the candidates whom you think will best represent you with their votes on the Board. Study the resumes found elsewhere in this Bulletin, talk with other Members to find out what you can about the candidates, attend the May Potluck where the Candidates' Night, sponsored by Men's Club, gives each candidate an opportunity to speak to the Membership and the Membership a chance to ask questions of the candidates.

## EMERGENCY RESPOSE STUDY TEAM – ERST

The ERST Committee has been meeting weekly. Our goal is to provide the Board of Directors a comprehensive plan that they can use to make timely and appropriate decisions to ensure the safety of our community. This committee will complete the plan by the June board meeting.

Training is going to be a key element of this report. The ERST committee is meeting with the Santa Cruz Fire Department relative to Community Emergency Response Training (CERTS). This training is sponsored by the Federal Emergency Management Agency (FEMA) to train community volunteers to enhance their skills when responding to emergencies. Our goal in PPMC is to have our Traffic Controllers and the Emergency Responders (fire & medical) be CERTS certified.

In parallel we're in communications with the California Division of Forestry (CDF). They offer training called Volunteers in Prevention (VIP). VIP is focused on prevention of potential emergencies rather than response. ERST will recommend that the Board implement a survey program that will allow PPMC members who are VIP trained to survey both member's allotments and PPMC common areas to ensure safety requirements meet the criteria established by the Board of Directors. Bob Biendle has volunteered to be responsible for this program.

Doug Hipsley  
Chairman

## PROPOSED BYLAW AMENDMENTS

The Bylaws require that any amendment be run in the bulletin for two months before they can be voted on by the membership. These will be included on the June 2004 ballot. Members wishing to comment on these proposals for the next Bulletin may do so by submitting it to LETTERS FROM THE MEMBERSHIP; see guidelines elsewhere in this bulletin.

**CORRECTIONS:** The printing in March bulletin had two (2) typographic errors. They were in Amendment #2, Part A to Article III, Section 2, fourth (4<sup>th</sup>) line from the bottom of the paragraph where forgetting should have been for getting and the third (3<sup>rd</sup>) from the bottom where the word with should have been with in. These errors have been corrected in this month's printing. These text of these two amendments as corrected will be run again in May.

**AMENDMENT #2, Part A to Article III, Section 2: ASSOCIATE MEMBER-** The Associate Member: is sponsored by the Member and is entitled to all the benefits and privileges to which the Member is entitled except the right to vote and as otherwise specified in these bylaws, is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must have been unanimously approved by the Board of Directors and shall be named on a Certificate of Associate Membership and upon the books of PPMC provided for that purpose. The Associate Member shall pay no dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Associate Membership shall be delivered to the Member. All rights and privileges of the Associate Member are dependent upon the Member, who has the right to change or terminate the Associate Membership at any time with or without cause and without prior notice to the Associate Member. In the event that the Associate is delinquent in providing to PPMC evidence that the Associate Member is in good standing in a duly and regularly constituted Lodge of Free and Accepted Masons or from a Chapter of the Order of Eastern Star, the Member shall be notified of the delinquency within 45 days and will be responsible for getting the information to the PPMC office. Should the required information not be provided within a three month time period following the written notification of the delinquency, the Associate Membership shall automatically be suspended without any action by the Board.

**AMENDMENT #2, Part B to Article III, Section 3: ALTERNATE ASSOCIATE MEMBER. THIS WILL READ AS SECTION 2 EXCEPT FOR ASSOCIATE MEMBER WILL BE REPLACED WITH ALTERNATE ASSOCIATE MEMBER**

**REASONING:** This revision is recommended because it has been understood by many Members over the years that this is the status of the Associate and Alternate Associate Members. The member has the ultimate responsibility for those persons who are his or her Associate and Alternate Associate Members. This responsibility is important enough to be part of the Bylaws. The amendment makes the policy that the club has followed for many, many years explicit in the Bylaws.

Your input on any of the following items is welcome. The board will be voting on the Proposed rules at the May 15, 2004 meeting. Please submit any input on or before May 5<sup>th</sup>.

## PROPOSED NEW RULES

#1: Alcohol—No consumption of alcoholic beverages on or in the common areas of Paradise Park is allowed, except at events where the sponsor has obtained prior written approval of the Manager.

#2: Vehicles Other Than Automobiles, Trucks and Motorcycles—No gasoline powered vehicle or toy, including motorized skateboards, airplanes, scooters or other similar vehicles, shall be permitted to be operated on or in Paradise Park. No electrically powered vehicle, other than a golf cart subject to the Rules on golf carts, shall be operated on or in Paradise Park by any person under the age of 14. Individuals using skateboard or bicycles are encouraged to wear helmets and other appropriate safety gear.

## PROPOSED FINE SCHEDULE

	1st violation	2nd violation	3rd violation	Subsequent
Speeding	warning	\$25	\$100	\$500
Pets-on leash	warning	\$25	\$100	\$100
Drinking	warning	\$25	\$100	\$500
Guest Privileges	warning	\$25	\$100	\$500
R.V, Trailer, Boats	warning	\$25	\$100	\$500
Tree-trimming per tree	\$100	\$250	\$500	\$1,000
Tree-cutting per tree	\$100 - \$1000	\$250 - \$2500	\$500 - \$5000	\$5,000
Trash-improper use	warning	\$25	\$100	\$250
Recycle-improper use	warning	\$25	\$100	\$250
Illegal Renting	\$5,000			

If violations are continuous or flagrant, the Board may increase the fine to \$5000 and/or ban the violator(s) from the Park.

## ADOPTED NEW RULE

The follow New Rule was adopted by unanimous vote of the Board without prior publication as allowed by the Bylaws, Article VII, Section 2. Your input on this rule will still be considered for possible improvement of this rule.

**Noise—Members are encouraged to conduct themselves in ways that show respect for their neighbors.**

- a. No construction activity of any type shall take place on a member's allotment between the hours of 10 p.m. and 7 a.m. weekdays or between 10 p.m. and 9 a.m. on weekends.
- b. No one shall make or permit to be made any unnecessary, excessive or offensive noise, including vocal or instrumental music and related sounds, which disturbs the peace or quiet of any reasonable person of normal sensitivity residing in the area.
- c. The County Code 8.30.10 does impose a 10 p.m. curfew on offensive noise.

## 2003 – 2004 PPMC BOARD OF DIRECTORS

President: Fred Dunn-Ruiz  
Email: [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.com)  
Phone: 831-457-9681

Vice President: Jack Fisher  
Email: [fishjack@sbcglobal.net](mailto:fishjack@sbcglobal.net)  
Phone: 831-429-9397

Secretary: Jacob Koff  
Email: [jacob@swigco.com](mailto:jacob@swigco.com)  
Phone: 415-587-7183

Treasurer: Barbara Monti  
Email: [rbMonti8@hotmail.com](mailto:rbMonti8@hotmail.com)  
Home Phone: 530-456-3812  
Park Phone: 831-459-7539

Recreation Director: Bill Eckard  
Phone: 831-458-2020

Park Manager: Bob Koger  
\*Email: [manager\\_ppmc@sbcglobal.net](mailto:manager_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530  
Cell Phone: 831-345-0879

Park Secretary, Bookkeeper  
\*Email: [secretary\\_ppmc@sbcglobal.net](mailto:secretary_ppmc@sbcglobal.net)  
[bookkeeper\\_ppmc@sbcglobal.net](mailto:bookkeeper_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530

\*Note: PPMC email addresses have an underscore between title and ppmc

## ACTIVE COMMITTEES

If you wish to be on any of these committees please contact the chairperson or Fred Dunn-Ruiz:

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>
Assessment Study	Malcolm Kirby
Budget	Diana Cook
Building	Bill Hardwick
By Laws	Bill Hardwick
Emerg. Response Study Team	Doug Hipsley
Fire & Rescue	Greg Laskey
Flea Market 04	Charlotte Reynolds & Carol Blum
Fleet	Greg Laskey
Historical	Barry Brown
Industrial Safety	TBA
Long Range Planning	Chuck Buchanan
Orientation	Anna & Bill Lind
Past Presidents	Bob Biendle
Recreation	Bill Eckard
Staking	Jackie Rundell
Tree	Linda Dyson-Weaver

*Paradise Park Masonic Club*  
**BOARD OF DIRECTORS**  
**2003 – 2004 MEETING DATES**  
**Executive Session 7:30 am**  
**Open Meeting 9:00 am**  
**05/15/04**  
**06/19/04**  
**07/03/04 Annual Meeting 7:00 P.M.**

## THANK YOU NOTE FROM JUDGE ALMQUIST

The following are the exact words Superior Court Judge Jeff Almquist used in thanking the members of PPMC for his lunch on April 7<sup>th</sup> President Fred Dunn-Ruiz read a proclamation establishing April 7, 2004 as Jeff Almquist Day in Paradise Park. The Judge said that he has made many proclamations, but this was the first ever made in his honor.

*Once again my Paradise Park friends have left me in awe...What a great show of hospitality and appreciation of my work! I was truly humbled. I hope I can count on coming back next year.*  
**Best wishes,**  
**Jeff**

*Doug Hipsley*

## WEST NILE VIRUS

An article in the April 16, 2004 Santa Cruz Sentinel indicated the Santa Cruz County is making great efforts to avert the spread of West Nile virus by the common mosquito of this area. You can prevent the breeding of mosquitoes by not allowing any water to stand for more than a week. Those of you who live here might check you're the yards of neighbors who don't live here to assure that there is no standing water. You should also report any dead birds you might see to the toll free line (817) WNV-BIRD.

### The Four Ds

- Drain any standing water.
- dusk and dawn, avoid mosquito-infested areas.
- use DEET, the most effective insect repellent.
- Dress in long sleeves

FINANCIAL REPORT

\$     \$     \$     **TREASURY NOTES**     \$     \$     \$

The Fiscal Financial Year is over April 30<sup>th</sup>, and as of the March financials our budget looks good. At the end of March we had spent approximately 85% of the current budget.

At the April meeting your Board of Directors approved the Budget Committee's recommended budget for 2004-2005. It is a balanced budget with no recommendation for a TADs increase.

Also on a positive note our gasoline expenditures are down approximately \$3,500 for the same time period last year. The phone bill is down approximately \$1,200 for the same time period as the previous year. However, our water expenditure is up \$3,500 from last year for the same time period.

Recently the question has come up regarding reserves and the Park's ability to replace major items (i.e. roads, water pipes, etc.) in years to come.

One thought I have had is to ask for your feedback on the possibility of raising our dues, which are currently \$100, and have been for many years. If we increased our dues to \$200 a year, we would be generating an additional \$39,100 each year that could go to a special reserve. Another idea brought up is to increase the \$5,000 initiation fee to \$7,500. These are JUST ideas for feedback. Any increase must be voted on by the membership according to our Bylaws. Increasing dues is not as much of a hardship on some as it is a small amount each year. A large special assessment tends to really hit the pocketbook. I have previously received a number of calls saying please make sure we don't deplete our present reserves in case we have a disaster (i.e. flood, road washout, and earthquakes). I hope to hear your thoughts on this.

Barbara

Please note: Condensed financials are in this bulletin. As usual the full version may be seen in the Office.

#### Water Conservation

The City of Santa Cruz has adopted water conservation regulations that apply to all water department customers. This includes Paradise Park. Members who violate the regulations are subject to fine. Please stop by the office for a copy of the regulations or go to the Santa Cruz website to see a copy.

#### Parking Stickers

A big Thank You to all the members who have put the new parking stickers on their cars. Thanks for being patient while we work out the 'bugs' in this process.

A few members have asked if they can get a parking sticker without having to show anyone who the legal owner of the vehicle is. Just make a photocopy of the vehicle registration and cover over the information on the legal owner. Show the copy to Karen at the office, and you will receive a parking sticker.

The Manager will shortly begin putting notices on vehicles that do not have stickers displayed in the windshield. If your car gets a notice, you will have 3 days to properly display the sticker or risk being fined and having your vehicle towed. Thank you for your cooperation.

FINANCIAL REPORT		March 2004	
INCOME STATEMENT			
		BUDGET	LEFT
		FOR YEAR	IN BUDGET
INCOME	515587	516462	875
EXPENSES			
Wages & Related Expenses	\$172,607	\$228,889	\$56,282
General/Liability Insurances	\$40,708	\$43,312	\$2,604
Trash Pickup	\$26,159	\$10,205	(\$15,954)
Office/General/Professional	\$51,992	\$48,850	(\$3,142)
Water	\$57,996	\$67,000	\$9,004
Taxes - Prop.& Income	\$22,352	\$49,000	\$26,648
Vehicle Expenses	\$20,559	\$16,950	(\$3,609)
Dump Fees	\$3,906	\$13,000	\$9,094
Buildings & Grounds Maint.	\$8,849	\$19,300	\$10,451
Tree Trimming	\$11,731	\$6,000	(\$5,731)
Recreation	\$1,543	\$3,000	\$1,457
SBA Loan Interest	\$12,419	No budget	
<b>TOTAL EXPENSES</b>	<b>\$430,821</b>	<b>\$505,506</b>	<b>\$87,104</b>
BALANCE SHEET			
General Checking	\$483,379		
Trust Account	\$13,645		
Recreation Fund	\$7,052		
Reserve Funds	\$725,773		
Accounts Receivable	\$90,209		
Prepaid Tax/Ins.	\$58,342		
Land, Improvements/Equipment	\$1,876,461		
<b>TOTAL ASSETS</b>		<b>\$3,254,861</b>	
Accounts Payable	\$207,551		
Haswell/Gardner Donations	\$20,128		
Deferred Revenue	\$343,591		
Property Trust Account	\$5,000		
SBA Loan	\$332,441		
Restricted Funds	\$1,216,302		
Retained Earnings	\$1,044,812		
Net Income	\$85,036		
<b>TOTAL LIABILITIES/EQUITY</b>		<b>\$3,254,861</b>	

## CANDIDATE FOR BOARD OF DIRECTORS

NAME: Chuck Cook      BIRTHDAY: November 19, 1945      SPOUSE: Jean Cook

YEARS PARK MEMBER: 1 year, 10 months      PARK ADDRESS: 698 St. Johns Avenue

RESIDENCE: 1082 Chloe Court, Concord, CA (Mailing address: P.O. Box 2182, Concord, CA 94521-0082)

CHILDREN: 2 adult daughters (3 granddaughters)

LODGE/OES: Orinda Lodge #122, F&AM, Orinda, CA (21 year member) – Almona Chapter #214, OES, Concord, CA, currently Worthy Patron (20 year member) – Wild Lily Chapter #18, OES, Soquel, CA, currently Chaplain – AAHMES Shrine, Livermore, CA

ORGANIZATIONS: Santa Cruz Elks Lodge #824, Santa Cruz, CA

EDUCATION: High School graduate, some Junior College studies

HOBBY/AVOCATIONS: Tuba player with the East Bay Banjo Club, past president. – Square dancing, past president of the Guys and Dolls square dance club – Woodworking – Metal detecting – Stained/leaded glass.

PRINCIPAL OCCUPATION: Machinist

BRIEF CAREER SUMMARY: February 2004 to present: Part-time computer data processing for a financial planner, Orinda, CA. – May 2003 to February 2004: Retired – April 1973 to April 2003: Machinist, PG&E Emeryville, CA, retiring as Working Foreman – February 1965 to March 1973: Typesetter, Color Art Press, Oakland, CA.

EXPERIENCE IN BUSINESS FINANCE: As working foreman in PG&E's central machine shop, I was responsible for maintaining a budget and operating the department within the guidelines of upper management while getting the job of building and repairing equipment completed in an effective manner to help maintain PG&E's dependability.

FUNCTION OF THE BOARD: To represent the members of Paradise Park Masonic Club, to listen to their ideas and desires and to work toward keeping the Park the beautiful place which drew us all here. It is important that the board acts in ways that take care of the business of the Club while observing our bylaws and being fiscally responsible.

REASON FOR RUNNING FOR THE BOARD: I accepted the invitation to be nominated because I am interested in preserving and enhancing Paradise Park. Although I'm a relatively new member and a part-timer at that, my ties to the Park are much deeper. My wife's family had a home here for more than 25 years. During the past 10 years we have visited the Park frequently and have been waiting for the opportunity of having a place of our own. It is my desire to listen to all members and to act in their best interest to preserve the Park and help improve it as necessary. I have no personal agenda other than to represent my fellow members to the best of my ability.

## CANDIDATE FOR BOARD OF DIRECTORS

NAME: Diana Louise Cook

BIRTHDAY: 10/26/46

SPOUSE: Jim

YEARS PARK MEMBER: 36

PARK ADDRESS: 132 Keystone Way

RESIDENCE: 806 Paradise Park

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

LODGE/OES: Valley Star #250

ORGANIZATIONS: Daughters of the Nile, Ladies Oriental Shrine

EDUCATION: Foothill College Accounting/Sociology, New Horizon Microsoft Certified Training Center – Microsoft certified in Networking

HOBBY/AVOCATIONS: Needlework, Shamanism/natural healing studies, volunteering, walking, bicycling, woodworking, reading, computers

PRINCIPAL OCCUPATION: Accounting / Computers

BRIEF CAREER SUMMARY: 1960-1971 – a variety of accounting positions, 1971-1989 – CFO, Commercial Printing Company, 1990-present – Contracting with various entities in Accounting, Human Resources and Information Technology, currently working with a property management company dealing with 12+ multi-unit residential and commercial properties of varying sizes

EXPERIENCE IN BUSINESS FINANCE: Worked in family owned tax practice, CFO of a commercial printing business, consulting in accounting with various clients

MILITARY SERVICE: none

FUNCTION OF THE BOARD: The Board, at the direction of the general membership, is the governing body of Paradise Park. Its duties include interpretation and implementation of the Bylaws, management, through the Manager, of the operations and financial health of the Corporation and overseeing the fraternal/social aspects of the Association. The Board must remain responsive to the membership with respect. Also, the Directors need to maintain appropriate business and fraternal relationships to assure the continued welfare of the Park.

REASON FOR RUNNING FOR THE BOARD: I served on the Board from 1996 to 1998. 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. I feel it is important for all members to serve, in some way.

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, whether we agree or not, as I believe that is a 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 have served on the Budget committee, the Waste Management committee, and the Manager Search committee; chairing each. When we had children still at home, my husband and I put on teen dances in the summer. We have hosted Section Parties, volunteered our home for fundraisers and volunteered in other areas of the Park's life. I enjoy working with other members to solve problems.

To: Paradise Park Masonic Club  
211 Paradise park  
Santa Cruz, CA 95060

Re: Application for Candidate for Board of Directors

Name: FRANK R. HASWELL

Years Park Member: Family since 1933, Transferred from Associate Member April 3, 2002

Residence: 880 Dolphin Drive  
Danville, CA 94526

Lodge: Live Oak Lodge #61  
Oakland, California  
Life Member

Education: University of California, Berkeley  
M.B.A., Haas School of Business 1974

Hobby, Avocations: Tennis, our Garden and Traveling

Principal Occupation: Owner, Retail Store  
Tennis, Trophies and Tee Time  
Danville, California

Brief Career Summary: For 29 Years I worked in the Cemetery and Funeral industry, working as The Executive Vice President of Forest Lawn Memorial Parks in Southern California for 10 years. In that position I was responsible for the entire 700 employees, grounds care and maintenance functions, sales and marketing and community relations. During this same period of time I was an appointee of Gov. Deukmejian and served as chair of the Department of Consumer Affairs, Cemetery Board, which had oversight over all private and publicly held cemeteries in the state. I was then hired by Stewart Enterprises out of New Orleans, LA and became their President of the Northern Region including the states of Pennsylvania, Delaware, Maryland, and Virginia. I came back to California to create their Western Division and then acquired the business that Linda and I own.

Experience in Business Finance:

At Forest Lawn Memorial Park, I was held responsible for the budgets of all Five cemetery, funeral home and floral shop locations, and was part of the investment committee responsible for over \$250 million in investments for our care fund. As chair of the California State Board we had oversight over \$450 million in investments made by individual cemeteries. During my employment at Stewart Enterprises I had financial responsibility for 23 cemeteries and 14 funeral homes in 4 different states. I also served as Treasurer for 6

and 14  
Years of our

National Association of Cemeteries with an annual budget of \$2.7 Million.

Military Service: Sergeant, U.S. Army 1967-1969  
NCOIC, USA Medical Training Center, Shipping and Receiving  
Army Commendation Medal

Re: Application for Candidate for Board of Directors (cont.)

**Function of the Board:** The board is an extension of the owners within the park. It represents their best interests, the common goals for the Park as well as the operations of the Park as an entity. It needs to be forward thinking in its approach to challenges and driven by a long term commitment to the principles upon which the Park was founded.

**Reason for Running for the Board:**

Our family has enjoyed the beauty, the serenity, the charm and the character of the park for 3 generations. Our daughters and son represent the next generation and their children (soon we hope) will be the fifth generation in the Park. We have lost one cabin to flood and through all this time the Park has been an integral part of our lives. It has been a sanctuary and a vacation home, it has been a community for us, as well as good neighbors to us. If needed and elected, I would be honored to begin repaying the park for its part in our lives. Much has been done recently toward the long term improvement of the facilities but the challenges continue. My commitment is long term, my vision would be the same; to insure that the park will continue to be the home to many, a vacation retreat for most and an enjoyment to all of us.

**Birthday:** July 5, 1946

**Spouse:** Linda I. Haswell (OES)

**Park Address:** 525 St. Ambrose

**Children:** Ann & Derek Pilecki  
Laura & Ryan St. Laurent  
Michael Haswell

**Organizations:** Chamber of Commerce, Past President Rotary Club of Walnut Creek, USPTA, and trade association memberships to numerous (and boring) to mention.

NAME: Claude S. Lindquist  
BIRTHDAY: 3/13/40  
SPOUSE: Jackie  
YEARS PARK: Member 3, Associate Member: 11, Family: 39  
PARK ADDRESS: 598 Keystone Way  
RESIDENCE: same  
CHILDREN: Todd, Tad, Renee, Chris  
LODGE/OES: Coral Gables Lodge No. 260 (FL – Past Master 1999), Santa Cruz  
Redwood Chapter No. 273 (CA)  
ORGANIZATIONS: Institute Of Electrical & Electronics Engineers  
EDUCATION: PhD, MS, BS, BA  
HOBBY/AVOCATIONS: Sailing, fishing, wilderness camping  
PRINCIPAL OCCUPATION: Engineering executive, consultant, & professor  
BRIEF CAREER SUMMARY: Semi-retired. Adjunct faculty at University of Santa  
Clara. Most recently VP at MicroUnity in San Jose. Retired professor of  
electrical/computer engineering from University of Miami and California State  
University, Long Beach. Owned and operated several companies in computer  
engineering and publishing services. Consultant in electrical/computer engineering,  
patents, and expert consultant in patent litigation.  
EXPERIENCE IN BUSINESS FINANCE: Operated and managed all areas of several  
companies.  
MILITARY SERVICE: None

**FUNCTION OF THE BOARD:**

- To serve the members and families of Paradise Park Masonic Club.
- To return the major decision making and policy changes to the members of the Park.
- To encourage, facilitate, and arrive at member consensus before making changes.  
When no consensus is reached, no changes are made.
- To greatly reduce the "rules and regulations" mentality of the Park. You have only as  
much freedom as you allow your neighbors.
- Reverse creeping expansion of Park governance. Recognize that the members control  
and dictate the Park and its future, not the BOD.
- As long as it makes economic sense, maintain our historic past, traditions, and "ways  
of doing things" in the Park. Resist change to "remedy" the exceptional or unusual  
problem.
- To discourage factions (special interest groups, lopsided committees), in-fighting  
(personal agendas), and reduce conflict (litigation, libel & slander, mean  
spiritedness). To encourage relations and dealings on the Masonic handshake.

**REASON FOR RUNNING FOR THE BOARD:** To help turn around the direction that  
the Park has been traveling in the last few years (e.g. more rules, regulations, expanding  
governance, fines, litigation, factions, etc) due primarily to BOD.

CANDIDATE FOR BOARD OF DIRECTORS

NAME:

John A. Mancini

BIRTHDAY:

10/31/35

SPOUSE:

Arlene Mancini

YEARS PARK MEMBER:

18 Years (My father became a member in 1939.)

PARK ADDRESS:

503 Amaranth St.

RESIDENCE:

503 Amaranth St.

CHILDREN:

Paul Mancini

LODGE/OES:

Diablo Valley Lodge #448, Concord, CA

ORGANIZATIONS:

32<sup>o</sup> Scottish Rite of Freemasonry, Valley of San Francisco  
Instrument Society of America  
Naval Reserve Association  
Naval Cryptologic Veterans Association  
Director, Senior Coalition for Fair Taxation  
Chairman, Reform Party of Santa Cruz County

EDUCATION:

BS Degree in Chemical Engineering, Stanford University  
MBA in Business Management, Golden Gate University

PROFESSIONAL LICENSES/CERTIFICATIONS:

California Licensed Professional Engineer  
California Certified Tax Preparer

HOBBY/AVOCATIONS:

Investment/Financial Management Counseling

PRINCIPAL OCCUPATION:

Trust Administrator  
Financial Manager  
Retired Engineer

**BRIEF CAREER SUMMARY:**

- 1) 5 Years working as an engineer for various companies
- 2) 8 Years as partner in an engineering company in Brazil
- 3) 20 Years as a sales engineer for a manufacturer's representative dealing with Process Control Instrumentation and valve products of 30 different companies.
- 4) Presently trustee for 5 trusts with assets in excess of \$3,000,000. Duties include preparing all the tax data for the Accountant who prepares the tax returns. I also have complete responsibility for all financial decisions, for maintaining all financial records for the trusts and for preparation of monthly and quarterly financial reports.

**EXPERIENCE IN BUSINESS FINANCE:**

- 1) 2 years as Treasurer of my Masonic Lodge
- 2) Presently Chairman of my Masonic Lodge Investment Committee with responsibility for over \$1,000,000 in assets. I produce the quarterly financial reports for the Lodge.
- 3) 2 years preparing income tax returns for H&R Block.
- 4) Serve as financial investment advisor for my wife's OES Chapter and a circle of friends.
- 5) Prepare personal income tax returns for my family and a circle of friends.

**MILITARY SERVICE:**

Retired Lieutenant Commander, U.S. Naval Reserve, with 33 years of service

**FUNCTION OF THE BOARD:**

- 1) Direct the operation of Paradise Park Masonic Club in accordance with our bylaws for the benefit of the membership.
- 2) Apply our bylaws, rules and regulations fairly and equally to all of the members for the good of our Club.
- 3) Change the bylaws, rules and regulations as required by changing circumstances or as desired by a majority of the members.
- 4) Always remember that the Board is elected by the members to serve the membership.

**REASON FOR RUNNING FOR THE BOARD:**

I believe that my education and business experience will bring to the Board the technical engineering and financial management expertise that will help the Board to successfully complete the projects begun by the present Board. I see these projects and the policies that the board must follow to complete them for a harmonious community in the future as follows:

- 1) Complete the modernization of the water system and the paving of our roads.
- 2) Build up adequate capital funds for our future capital repair needs.
- 3) Fairly balance the preservation of our redwood trees with member rights to maintain and improve their allotments.
- 4) Apply fairly and equally all the bylaws, rules and regulations to all members.

## CANDIDATE FOR PARADISE PARK BOARD OF DIRECTORS

Name: Pat McDonald, CIT  
Birthday: 9/11/47  
Spouse: N/A  
Years a club member: 3  
Years associated with PP: 49  
PP Address: 632 St. Augustine  
Residence: 632 St. Augustine  
Children: 3 grown - Suzie, Tony, Dan  
Lodge/OES: Orient Chapter, Fremont, CA  
Education: A/A in business  
Military: N/A  
Hobbies: Reading, Gardening, Railroading (speedering)

Organizations: National Association of Women in Construction  
California Dump Truck Owner's Association  
North American Rail Car Owner's Association

Principal Occupation: Owner of construction dump trucking company - office manager of another that is ten times the size

**Brief Career Summary:** I have only been in the work field for twenty five years, but have gone from being a bookkeeper of a trucking company to owning my own multi-million dollar company. Because of the accounting and leadership skills I learned, I also do consulting and am the office manager for a company ten times the size of my own.

**Experience in Business Finance:** I do everything in my own company including dispatching, estimating and all accounting functions, and on occasion, maintaining my equipment. For the larger company, my job is to train and supervise the office staff and create a sound set of books with a full job and equipment costing report.

I served on the board of directors for the National Association of Women in Construction and am currently the national chair of the Strategic Plan committee. I am currently a candidate for the position of national treasurer.

For C.D.T.O.A., I serve as treasurer, and in the Bay Counties Dump Truck Association, I served as Secretary.

**Function of the Board:** I believe the board is a governing body, not a managing entity. Their challenge is to direct the manager towards the goals that are set up. Ad hoc committees need to advise the board of the nuts and bolts of issues and the board decides on policy.

**Reason for running for the Board:** Because of my extensive business experience, I was asked to consider running for the Board. I have the financial and leadership skills to be able to make sound business decisions.

However, I believe this association needs to be more pro-active in outlining its Object, Core Purposes and Core Values. Unless you know where you are going, it is difficult to know if you are making progress. The new board should be given training on fiduciary responsibility and function of a Board of Directors. Additionally, I believe we need to utilize tools such as the internet to our advantage to better spread the word of Paradise Park and to cut our costs as we do it.

# CANDIDATE FOR BOARD OF DIRECTORS

**NAME:** Joanne Nelson

**BIRTHDAY:** April 27th      **SPOUSE:** N/A

**YEARS PARK MEMBER:** Nearly 40

**PARK ADDRESS:** 640 St. Augustine Avenue

**RESIDENCE:** 640 St. Augustine Avenue

**CHILDREN:** 3 all grew up here: Elizabeth, 29; Lara, 30; Michael, 32.

**LODGE/OES:** Santa Cruz Redwoods # 273

**ORGANIZATIONS:** Trustee of Museum of Art & History

**EDUCATION:** MLS, Masters of Library Science

**HOBBY/AVOCATIONS:** Gardening, Domestic Arts, History of Santa Cruz County

**PRINCIPAL OCCUPATION:** Librarian, Research Specialist

**BRIEF CAREER SUMMARY:** Since 1989 I have been a Research Specialist at UCSC, McHenry Library, & prior to that worked in other local libraries as a Reference Librarian.

**EXPERIENCE IN BUSINESS FINANCE:** N/A

**MILITARY SERVICE:** N/A

**FUNCTION OF THE BOARD:** To make the hard decisions; to act as a sounding board for Park members; to manage the budget; affairs of the Park

**REASON FOR RUNNING FOR THE BOARD:** I have served & chaired on various committees which most recently include the Investigating Committee, the Historical Committee, and the Bylaws Committee. I think everyone should serve on committees prior to becoming a BOD member. It gives you an opportunity to give back to Paradise Park and provides you with a better understanding of how PPMC works. I also worked in the Park Office for two years preparing the Board agenda among other things. Working in the Office and serving on these and other committees have, I believe, prepared me for a board position. I would represent all fairly & impartially.

In addition, Section 4 has not had any representation for awhile, and someone should be their sounding board on the BOD. I am a good listener and organizer. I am a third generation member, coming here nearly all my love.

PPMC gives to me every day, all through the year. I love the people who live here and frequent here. For these reasons and other reasons, I feel it is time for me to give back to PPMC by serving as one of the Board of Directors.

## UP COMING EVENTS

### EMERGENCY SIREN TESTS

At Noon on all Board Meeting Days

### MEN'S CLUB

First Wednesday each month  
Small social Hall, 11:30 A.M.

Wednesday, May 5, 2004  
Wednesday, June 2, 2004

### BINGO

Third Wednesday each month  
Social Hall, 6:30 P.M.

Wednesday, May 19, 2004  
Wednesday, June 16, 2004

**KNITTIN' KITTENS  
LADIES' CANASTA**  
Social Hall, 11:30 A.M.

Monday, May 3, 2004  
Monday, June 7, 2004

*Sponsored by Pat Rundell*

### MASONIC OUTREACH

Third Friday each month  
Small Social Hall, 10 A.M.-noon

May 21, 2004  
June 18, 2004

*Kristi Kampel*  
Call (510) 675-1233

**LOBSTER FEED**  
July 24, 2004  
4:00 P.M.  
More Details Later

### FLEA MARKET

July 23, 24 & 25, 2004

**IT'S ONLY 3 MONTHS AWAY!**

Donations are pouring in.

Thanks to all for your support.

Spring time is a good time to start cleaning out things to donate to YOUR Flea Market-

Call for pick-ups or I can meet you at the Office basement

Char Reynolds  
423-9583

### Long-Range Planning Committee Meets Again!

May 8th 9:30 a.m. in Small Social Hall

To accomplish a PPMC Assets Inventory

The Long-Range Planning Committee (LRPC) is preparing information about the physical assets of PPMC for a reserve study. The information includes listing components, specifying quantities and sizes, scope and methods of inspection, useful life (with maintenance assumptions), remaining life, and cost of replacement. There are several components to be studied; Social Hall, Office building, fire station/garage, storage yard, roads, water and drainage systems, picnic grounds, front and back gates, and recreation facilities. The results of this effort will be a reserve study document, upon which we will base recommendations for funding a maintenance and replacement plan. I need your help - everyone is welcome. The work will consist of the survey work at each site and initial documentation of the factors listed above. Some digging into records may be necessary to determine when something was built and when it was last maintained or replaced. The basis for decisions about condition will need to be noted. It seems that we can establish some teams responsible for the components listed above. We will try to get all of the initial information gathered within one month. Then a Reserve Study will be documented to include anticipated funding requirements. Heaven only knows how long that will take. Our goal is to have everything ready for the members and the BoD's approval by the end of this year. This work is very important for PPMC and helps assure the preservation of our valuable assets.

*Chuck Buchanan*

471-2314 Buchanan\_Charles@sbcglobal.net

## Men's Club News

**Meet The Candidates** for the Board of Directors. Saturday May 15<sup>th</sup> following Potluck approximately 7:00 pm. Sponsored by the Men's Club.

### Men's Club Luncheon

1<sup>st</sup> Wednesday of the month – May 3<sup>rd</sup> 11:30 Social Hall. Representatives of the Masonic Home will be our guests. They will share Masonic Home's current programs & policies.

### Men's Club Annual BarBQue

June 23<sup>rd</sup> Wednesday at 11:30 at the Picnic Ground. We will be honoring the Grand Master and Officers. All PPMC residents are welcome.

Jim Reynolds, President



## **RECREATION REPORTS**

We've gone right from summer back to winter but it must be Spring because the Gardeners are pulling the weeds. We have many events coming this year and they should be bigger and better, that is if you attend and contribute your smile to the effort. The end of May brings the Memorial Day annual Spring Clean-up. Your Recreation Committee will be providing a hot dog or two for those that wishing to rake, paint or just visit. The areas needing attention will be provided by Manager Bob in the office, that is if you don't have a "special" place you always work. The purpose is to give the Park a Spring Cleaning and prepare for the Summer.

We begin the weekly weenie roasts in July and contact the office if you wish to Host/Hostess.

The July Fourth is also the day of our Annual BBQ, this year also happens to be Paradise Park's 80<sup>th</sup> Birthday, so look forward to a Special treat this year. More to come on this subject and these events in next months bulletin.

July is also the Flea Market, contact the office or Char Reynolds if you have contributions.

July is also the Lobster feast in the Park; this will be Flea Market Saturday in the Picnic Grounds, more to come on this event also.

Next will be the Labor Day activities, we will have the traditional events, so practice, practice, practice but also leave time for doing nothing this summer.

Elections are coming soon, read the resumes and vote for the candidates of your choice, they all are neighbors and have the heart of the Park within them.

Your Board liaison for Food, Fun, Frolic and Fellowship, Bill Eckard Representing Recreation Committee Members Lois Hardy, Karen Eneboe, Lisa Leong, Cal Crawford, Craig Little.

## The Biggest Little Flea Market in Santa Cruz County

**Preview Night, Friday July 23, 2004  
6:00 to 8:00 pm.**

**Flea Market Sale Sat. & Sun. July 24  
& 25 9:00 am to 3:00 pm.**

It helps a lot if items could be clean & dirt wiped off with a damp paper towel. Glasses look great after a run through the dishwasher. Clothing in good wearable condition, no stains or holes, and in style are appreciated.

I have picked up donations from over 40 households. Thank you.

### **Boutique Room**

Last year we had a wonderful collection of quality items. Please start looking for quality donations that are just taking up space & items that you don't use anymore. Feel free to put a price on them. You know their value.

It takes an awful lot of sales to come up to the \$8,234.00 we made last year. That was only possible because you donated the merchandise!

Have a great month of May. Keep calling me at 423-9583. I can pick up donations or meet you at the Office Basement.

Char Reynolds

# PARADISE PARK CALENDAR OF EVENTS

<u>MONTH</u>	<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
<b>May 2004</b>				
	3-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
	4-Tue.	Coffee 9-11am	Small Social Hall	???
	4-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	5-Wed.	Men's Club 11:30	Small Social Hall	J. Reynolds
	11-Tue.	Coffee 9-11am	Small Social Hall	???
	11-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	15-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	15-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
	15-Sat.	Potluck 5:30	Large Social Hall	L. & A. DeVore
	18-Tue.	Coffee 9-11am	Small Social Hall	???
	18-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	19-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
	21-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
	22-Sat.	History Class 11-2pm	Picnic Grounds	J. Nelson
	25-Tue.	Coffee 9-11am	Small Social Hall	???
	25-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	29-Sat.	Memorial Weekend Park Clean-up, 9-12; Lunch, 12 noon	Picnic Grounds	Recreation Cmt.
	29-Sat.	Girl Scout Camp Out - 6pm on	Picnic Grounds	J. Bemis
	30-Sun.	Girl Scout Camp Out - all day	Picnic Grounds	J. Bemis
	31-Mon.	Girl Scout Camp Out - until noon	Picnic Grounds	J. Bemis
	31-Mon.	<b>MEMORIAL DAY OBSERVED - OFFICE CLOSED</b>		
<b>June 2004</b>				
	1-Tue.	Coffee 9-11am	Small Social Hall	???
	1-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	2-Wed.	Men's Club Lunch - 11:30	Large Social Hall	J. Reynolds
	7-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
	8-Tue.	Coffee 9-11am	Small Social Hall	???
	8-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	11-Fri.	Graduation Party	Social Hall	C. Almanza
	12-Sat.	Graduation Party	Social Hall	D. Bernard
	12-Sat.	Joint Lodge Picnic (#38 & # 110), 8am - 6pm	Picnic Grounds	D. Studer
	15-Tue.	Coffee 9-11am	Small Social Hall	???
	15-Tue.	Goodwill Picnic, 9am - 5pm	Picnic Grounds	W. Vinson
	15-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	16-Wed.	Mended Hearts Picnic, 11am - 2pm	Picnic Grounds	L. Schillig
	16-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
	17-Thu.	Straub Memorial, 2-5pm	Large Social Hall	P. Straub
	18-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
	19-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	19-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
	19-Sat.	Potluck 5:30	Large Social Hall	A. & B. Lind
	19-Sat.	Town Hall Meeting/Candidates Speak- 7pm	Large Social Hall	BOD
	22-Tue.	Coffee 9-11am	Small Social Hall	???
	22-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
	23-Wed.	Men's Club Lunch - Grand Master's Visit - 11am - 3pm	Picnic Grounds	J. Reynolds
	26-Sat.	Rainbow Overnight - 6pm	Social Hall	J. Bemis
	27-Sun.	Rainbow Overnight - until 2pm	Social Hall	J. Bemis
	29-Tue.	Coffee 9-11am	Small Social Hall	???
	29-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters

- - - LETTERS FROM THE MEMBERSHIP - - -

Your Letters From the Membership and articles of interest to the membership are welcomed for publication. Deadline for submitting articles is the Monday following the Board meeting. Submit articles to L Raadik, 697 Paradise Park or [lraadik@netcom.com](mailto:lraadik@netcom.com) in Microsoft word format. Letters to the Editor must be limited to 150 words (longer letters are subject to cutting), contain no negative reference to individuals, and be accurate regarding legal or procedural issues - omitting hearsay and gossip.

Thank you to the nice person who left a beautiful bouquet on my front porch. I have a glass to return; if you would call me, I would return it with more thanks.

Arlene Mancini  
427-9579

**Expert computer repair:**

**Special rates for Paradise Park**

**PC Operating System troubleshooting/repair and configuration (On site)**

*\$60 1/2hr, \$35 each 1/2hr thereafter*

**PC Operating System troubleshooting/repair and configuration (Off site)**

*\$160 flat*

**Hardware Upgrades with driver installation if needed (modem, network card, memory, etc)**

*\$40*

**Operating System upgrades (Windows)**

*\$100*

**Operating System installation on new hard drive w/drivers (Windows)**

*\$120*

**Operating System reinstallation without data recovery (Windows)**

*\$100*

**Operating System reinstallation with data recovery (Windows)**

*-evaluation needed to determine type and amount of data*

**Basic Windows computer build from parts supplied by end user**

**(Motherboard, CPU, Memory, Case, Hard drive, Modem, Network card, CDROM, Soundcard)**

*\$120 hardware only (additional \$100 for Operating System supplied by end user)*

**Weekend work mostly**

**Call 469-3982 for Kevin**

**[www.digitalresolutions.us](http://www.digitalresolutions.us)**

**Paradise Park Masonic Club**  
**MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date posted</u>	<u>Seller</u>	<u>Allotment</u>
<b><u>MEMBER CANDIDATE</u></b>			
Richard A. Sturgeon	02/11/04	Petie H. Johnson	276 Keystone Way
<b><u>ASSOCIATE MEMBER</u></b>		<b><u>MEMBER</u></b>	
April Duke	03/31/04	Nancy Kell	128 Keystone Way
Ada Ruth DeVore	03/22/04	Luther "Jay" DeVore	139 St. Alban Street
Karen E. Friedman	03/16/04	David L. Friedman	705 Shrine Way
Janice Marie Walker	03/13/04	Dorothy Quick	419 Joppa Street
Karen L. Morse	02/24/04	James E. Likins	568 King Solomon Drive
Marlene Brown	02/18/04	Daniel E. Brown	303 The Royal Arch
Victoria Jean Johnson	01/19/04	Pegge M. Garcia	428 Joppa Street
David Norman Houge	12/17/03	Norman B. Houge	576 Scottishrite Avenue
Marilyn E. Miller	11/13/03	Marcella Miller	354 Eastern Star Road
Doreen Cooper	09/08/03	Timothy B. Cooper	614 Keystone Way
Denise Null Peterson	06/20/03	Betty Lou Null	246 Washington Street
<b><u>ALTERNATE ASSOCIATE MEMBER</u></b>		<b><u>MEMBER</u></b>	
Amanda L. Cooper	03/16/04	Timothy B. Cooper	614 Keystone Way
Kristine Friend	02/18/04	Daniel E. Brown	303 The Royal Arch

**REMINDER CONCERNING RENOVATIONS,  
REMODELING, ETC.**

If you plan any remodeling, repair or maintenance of your home, please do the following:

1. Let your neighbors know.
2. Provide a short letter to the Park Manager concerning your plans.
3. Wait for the approval of the Manager and/or the Building Committee.

There are a variety of County Building Code requirements and Park related concerns that may be involved, depending upon the scope of your specific plans. Drawings and/or sketches may be required. Please follow these guidelines. We will try to provide a quick response to you.

*Bill Hardwick, Building Committee*



**REMINDER CONCERNING TREE WORK**

Before you trim or cut down any tree, please check with the Office. Copies of the current tree Rules are available at the Office.

Draft Minutes – April 17, 2004 – PPMC BOD Meeting

- 1.0 Roll Call was at 9:00. President Fred Dunn-Ruiz led the meeting. Jack Fisher was absent. Also present were Secretary Jacob Koff, Treasurer Barbara Monti, Recreation Director At Large Bill Eckard, and eventually some 25 interested members.
  - a. Invocation was led by Jacob.
  - b. Late items added to the agenda will be discussed in their turn.
  - c. Executive Session report was to be made by Jacob, but it had not yet been approved and was not at hand, so it will be shared next month.
- 2.0 Consent items of the March 20, 2004 Minutes, the March 20, 2004 Executive Session Minutes, the March 2004 Financial Report, Associate Ada Ruth DeVore to Luther 'Jay' DeVore @ 139 St. Alban Street, and Associate Marilyn E. Miller to Marcella Miller @ 354 Eastern Star Road were all approved
- 3.0 Manager's Report, Bob Koger
  - a. Daily Reports
  - b. The F350 Ford lost its automatic transmission; it cost over \$2K to replace, & this transmission has steel gears instead of aluminum gears.
  - c. The Park needs vehicles better suited to our needs. No deliveries are now made by our crew, due to the fact that a company such as Granite Rock can deliver cheaper than we can.
  - d. Green bins might be coming from Waste Management.
  - e. Directional parking will be done at the Office; the lining is to be finished soon.
  - f. Hoping for help for a cleanup next weekend of the Picnic Grounds.
  - g. Allotment cleanup letters; any responses? Soderlund; a letter was received from the son-in-law, & a response letter was sent to him. Bradshaw; no response. Hagelin; he sent a list & plan of repairs to be made. Chavez; Eduardo is repairing noted items, on his own time. Harris; was sent a letter of termination of extended guest privileges, with no response yet. Avery; was sent a letter of termination of extended guest privileges, he has called back, with a claim of hardship. Bates; the allotment is being cleaned up, including truck removal within 10 days.
  - h. Bob thanked all who participated in the gate check. He is still in the process of reviewing information gathered during the check.
- 4.0 Unfinished Business
  - a. Committee Reports
    1. Assessment Study - Malcolm Kirby; the committee looked to see if the Park needed an additional assessment to finish the water/paving/drainage system started last year. Additional committee work was asked for to include capital structures, so Chuck Buchanan and the Long Range Planning committee were included. It was discovered that George Saam, some years ago, had replaced the water system from the entrance to the south end of St. Bernard. Bowman-Williams did a study that showed what it would take to bring our system (water & fire) up to city standards, to be able to be connected properly with the City systems. Mal's objectives are the following: 1, to accept "as-built" the work done last year; 2, to adopt a policy that fire protection is the first priority over road paving; 3, we satisfy fire department & city standards for any future work; 4, consider including options for the future, such as making a loop system from the city water treatment plant to Section 4 of the Park, which means having two lines of water supply to Paradise Park.
      - a. Ferguson Affair: he lives at the end of St. Bernard. He raised his house some 5 years ago. He needed a fire hydrant within 250 feet of the house, with the correct size pipe, 6 inch, from the gate entrance around to Ferguson's house, at the end of St. Bernard. This was put in by George Saam.
      - b. The Bowman-Williams proposed plan of 4 years ago; the overlay map has red line, which is 8 inch pipe; green line is 6 inch; purple is 4 inch. See Malcolm's report for more details. This plan satisfies both the Fire Department and City requirements.
      - c. The entrance road between the Powder House and the River House washed out in 1982 and was completely replaced. An 8 inch pipe runs from the entrance to the Powder House. The question is if that is tied into the current system. It might be parallel or back-tied.
      - d. A 30 year projection is reasonable. There is 50-100 year life within the Bowman-Williams plan.
      - e. Projected cost is \$835,510 to complete the project. A feasible alternative is using patchpaving, which means paving the trench, as opposed to paving the

whole width of the road. With patchpaving, the cost would be \$549,810 instead of \$835,510.

f. Section One and Two are secondary lines that will tie into central lines.

g. Greg Laskey filled in on water available for fire equipment. City fire department pumpers can't feed off our water lines. With the Bowman-Williams plan, they could, since that plan satisfies city fire standards. The City has run a new 6 inch line to the top of castle hill, which we might be able to tie into with an 8 inch pipe for Section Four, or install an 8 inch line from the water treatment plant into the Park on Ocean Street Extension.

h. Fire hydrants in Sections One and Two are not included in these projected costs; those now present are sub-standard, and would have to be trenched and upgraded.

i. Recommendations: 1, Accept the Proposed Plan; 2, Send out Request for Proposal to Local Contractors; 3, Obtain Bids.

j. The Board gave thanks to Malcolm for his tremendous work and presentation. Jacob thought we needed to maintain the reserves, which would mean an additional assessment to the members. George Saam said the proposed plan could be staged, with each stage contracted out independently of the other stages. Barbara suggested a doubling of dues, which would be \$39K/year, which would build up over ten years and could be used to cover parts of the project as done. Ted Keller suggested proceeding right away with the plan, so as to protect fire suppression services, which would protect house insurance. Bill moved to accept the proposed plan, to accept the initial 4 objectives of Malcolm's Briefing Paper. Motion carried. Manager Bob Koger is to implement this plan, cooperating with Malcolm.

2. Budget – Diana Cook presented a proposed Operating Budget, which is a positive budget in amount of \$2K. It was moved to accept; approved.
3. Building – Bill Hardwick; nothing to consider, the Cederquest request was postponed at her request to next month's meeting.
4. Bylaws – Bill Hardwick; a, Response to Reclamation question was/to be done in closed session; b, Member Proposal & Committee Response, to be discussed.
5. Dam – Malcolm Kirby; the ball is in their (Fish & Game) court; Allison, in Supervisor Laird's office, is seeking a response on our behalf.
6. Emergency Preparedness – Greg Laskey; 2 defibrillators are up and running, one in Greg's truck and one in the Manager's pickup; a small portable oxygen tank coming, approximately 30 people are trained.

Doug Hipsley read a thank you note from Jeff Almquist for his day/lunch in the Park. The Emergency Response Study Committee is to provide a document at the June board meeting for a manual of emergency preparedness, etc. They are meeting on a weekly basis, with individual responsibilities. Next Thursday they are going to the emergency center of Santa Cruz County. They hope to be trained as Volunteers in Prevention, sponsored by CDF. Community Emergency Response Team training is available through FEMA.

7. Historical – Barry Brown; no report
8. Long Range Planning – Chuck Buchanan is reactivating the committee. He has talked with Jack Fisher and Malcolm Kirby for interfacing. On Saturday, May 8th, at 9:30, there will be a meeting to volunteer to work on particular projects dealing with physical assets, inventorying them, including life expectancy, etc., leading to a reserve study & a plan to have reserve money available when needed. Hopefully this will be ready by the end of this year. Taking the inventories is the hard part.
9. Nominations – John Mancini submitted a petition putting in his name to be a candidate for the Board of Directors. The Board accepted the nomination of John Mancini, subject to signature verification. John questioned the stated date of effective resignation of Jacob Koff, since the date would have an effect on how the position would be filled. John suggested a revising of the bylaws in the area of nominations, since the current wording does not give an individual who wishes to petition enough time to meet deadlines. He suggests the Nominating committee appointment should be at the February board meeting, with the March board meeting for the announcement of nominations. The Bylaws Committee is to follow up on investigation of this idea. The Committee nominated Charles Cook, Diana Cook, Frank Haswell, Claude Lindquist, Patricia McDonald, and Joanne Nelson, all approved.

10. Orientation – Bill Lind said no one showed; Karen will follow-up to see what happened & what can be corrected.
11. Recreation – Bill Eckard, the Recreation Committee meeting is today at 3; the Memorial Day weekend Saturday cleanup and lunch are soon, so pick your spot and/or show up at the Picnic Grounds for assignment at 9, lunch at 12; tonight is the potluck, sponsored by Anna and Bill Lind.
12. Safety - for industrial safety, Bob Biendle, no report yet. There have been no meetings yet; Diana Cook will encourage Bob to have a meeting.
13. Staking -
  - i. Staking Log; updated to best of Karen's ability to research.
  - ii. 2 meetings ago Bob was asked to have rear staking of J. Simas allotment staked; Bob said he phoned & asked Jackie Rundell.
  - iii. Johnson/Shoquist allotment; neighbors only had 2 ½ weeks to respond; it was decided to give them more time to respond before accepting this staking.
  - iv. Seavey/Barbera allotment; the staking committee recommended that the side line be changed to follow the natural elevation, not accepted by the Board; Bob is to notify the member of that.
14. Streambed Alteration – Bob Koger & Rod Monti walked the river from the north end of Joppa Street to the Bridge, surveying what needs to be cut out, with a generous interpretation of the guidelines, to send that survey to Fish & Game, per F&G's request. All trimming must be done by hand, with no power tools, when/if or how the survey is approved. Greg asked if a CCC crew could be used. Bob Koger will inquire.
15. Trees - Jack Fisher absent; Tree Rule Change, 2 months ago, was to be published in bulletin; Jacob moved for acceptance, carried.
16. Vehicle - Greg Laskey, no report.
17. Waste Management - Diana Cook; Bill Uber & Diana will meet with Carlos Ortiz of Waste Management, on April 22<sup>nd</sup>. WM has had management changes, so it has been difficult to set up a meeting. Yard waste containers and servicing Section 4, using Ocean Street Extension, will be discussed. Use of a bin of 8' by 20' dimensions is also to be discussed, so it can be arranged to install a heavy concrete base, 8-12" thick, and hidden. Current yard waste dump fees are \$1,300/month. Rates are to be discussed.
18. Water - no report.
  - b. Treasurer's Report; Barbara. The Budget Committee submitted the Operating Budget, and it was approved. We have spent 85% of this year's budget by end of March; if nothing extra hits, we should be on budget by the end of the year in April. Our telephone expense is down by \$1,200 from last year; our gasoline expense is down by \$3,000. Our water expense is up by \$3,500 from last year.
  - c. 2 Electrical Projects; Bob Biendle is working with PG&E.
  - d. Fraternal Pledge, only one person is yet to sign; this will be an Executive Session discussion.
  - e. Wentworth/Moellering construction; this is not really park business; this was mailed to us for our information only.
  - f. Rules & Procedures Additions; this was supposed to have been run in last month's bulletin; the article was turned in again to be run this month; therefore, it is premature to take a vote.
  - g. King Solomon trespassing; no one present at the meeting to present or speak to the problem.

#### 5. NEW BUSINESS

- a. Black Bags for Yard Waste – Diana Cook to discuss with Waste Management.
- b. D. Lang wishes to purchase a strip of PPMC land to increase size of allotment, prior to a remodeling; a park monument was on part of this strip, but not in the way; the other half of this strip was purchased by the Roots long ago. Neighbors need to be notified; Manager Bob Koger is to see that a letter is sent to all contiguous neighbors, which are Cummings and Roots.

#### 6. DISCUSSION

#### 7. INFORMATION

- (a) **Member Change**  
none
- (b) **Associate Member to Member Change**  
none
- (c) **Member to Associate Member Change**  
none
- (d) **Associate Member**  
none
- (e) **Alternate Associate**  
none

- (f) **Members Pending** (see attached listing).
- (g) 3/12/04 letter from F. Dunn-Ruiz to T. Cooper re: Electricity payment bookkeeping, Section 4.
- (h) 3/17/04 letter from J. Fisher to M. Montgomery re: vandalism report, Section 3.
- (i) 3/17/04 letter from J. Fisher to S. Scott re: vandalism report, Section 3.
- (j) 3/17/04 letter from J. Fisher to C. Little re: vandalism report, Section 3.
- (k) 3/17/04 letter from J. Fisher to B. & R. Monti re: vandalism report, Section 3.
- (l) 3/19/04 Incident Report re: motorcycle, Section 4.
- (m) 3/21/04 Incident Report re: motorcycle, Section 4.
- (n) 3/22/04 letter from F. Dunn-Ruiz to L. Avery re: cats, Section 6.
- (o) 3/22/04 letter from F. Dunn-Ruiz to J. Fitzpatrick re: tree contract (2), Section 1. Bob Koger reported that phone tag was being played, with no direct contact yet. Bob is to follow up.
- (p) 3/23/04 Incident Report re: motorcycle, Section 4.
- (q) 3/24/04 letter from F. Dunn-Ruiz to P. Herzog, bookkeeper, re: owning allotment addition, Section 4.
- (r) 3/24/04 letter from F. Dunn-Ruiz to R. & G. Howard re: default, Section 4.
- (s) 3/24/04 letter from F. Dunn-Ruiz to T. Davidson re: default, Section 4.
- (t) 3/24/04 letter from F. Dunn-Ruiz to E. Simas re: request for special notification, Section 3.
- (u) 3/24/04 letter from F. Dunn-Ruiz to S. Simas re: unstable hillside, Section 2. Nothing yet heard back from S. Simas.
- (v) 3/24/04 letter from F. Dunn-Ruiz to County Planning Dept. re: S. Simas construction, Section 2.
- (w) 3/24/04 letter from F. Dunn-Ruiz to E. Simas in response to 3/09/04 letter.
- (x) 3/24/04 letter from F. Dunn-Ruiz to E. Simas in response to 3/18/04 letter.
- (y) 3/26/04 letter from F. Dunn-Ruiz to E. Simas in response to 3/22/04 letter.
- (z) 3/26/04 letter from F. Dunn-Ruiz to S. Hachenberg re: Manager findings, Section 4. This needs to go to Executive Session for discussion.
- (aa) 3/29/04 letter from F. Dunn-Ruiz to J. Likins re: Construction Documentation, Section 1.
- (bb) 4/05/04 FAX from Bosso et al to opposing counsel re: mediation meeting, Section 6.
- (cc) 4/07/04 letter from F. Dunn-Ruiz to E. Simas in response to 3/22/04 letter.

#### 8. CORRESPONDENCE

- (a) Correspondence Log
- (b) 3/19/04 letter from member to BOD re: water pump, Section 4. G. Nelson's letter's concerns have been taken care of. He agrees to the proposal to move the pump to the top of the hill, attach to Griff's electrical system, so Griff will have control of when the pump is on. This plan saves \$10/month now paid to the Moellerings, and the pump won't have to push as hard, which will extend the life of the pump. The Park will still own the pump and will move the pump, hopefully for under \$300.
- (c) 3/29/04 letter from member to BOD re: car stickers, Section 4. Some members don't want the Park to see some of the information on vehicle registration forms, such as the lienholder. The Board compromised with the agreement that the Office staff need not see the lienholder information, which may be blacked out on the copy, which copy leaves the office with the member.
- (d) 3/30/04 letter from member to Manager re: extended guest expiration, Section 2.

Adjourned at 11:15.

## For Sale By Member

Member's improvements offered for sale as of April 21, 2004. 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.

ADDRE SS	MEMBER	PRICE	DESCRIPTION
<b>SECTION 1</b>			
462 York Ave.	Patricia Herzog 458-9841	\$178,000	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.
<b>SECTION 2</b>			
352 Eastern Star	Norene S. Hansen Call Alcinda for appt. 831/425-2842	\$187,000	Private/sunny location, 2BR, 1BA, >1,917 sq ft improvements; basement/utility rm w/washer & dryer; 120 sq ft garage & lg deck; new 30yr roof in 2002, new Hot Springs spa/hot tub, remod. Interior incl carpet & ceramic tile; auto-sprinkler system, veg. Garden & fish pond, generator inc. View online at <a href="http://64.166.244.241">http://64.166.244.241</a>
364 Eastern Star	Jeanne Jelcick 831/426-7666 Call for Appt./Info.	\$179,500	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' L/R w/hrdwd flrs, pellet stove mantel, wall partition aquarium, lg kit w/din area, family rm w/beam ceiling & wet bar, full burg alarm sys, forced air heat, 2 lg window bxs w/seating area, 4 new skylights, 2-car attd garage, new 40-yr roof, full house genrtr, new elect panel box, patio deck, hot tub slab wired/220V, some appliances & window coverings included.
<b>SECTION 3</b>			
216 Keystone Way	Ann Pfaff Contact Jim @ 831/818-4480	\$380,000	1 BA, 2 BR, 6,600 sq ft allotment, 1,212 sq ft improvements, new windows, doors, framing, vaulted wood ceiling, roof, deck w/river view, all new hardwood floors, forced air heating; includes gas range, built-in microwave w/vent, dishwasher.
226 Acacia Lane	Alcinda Walters 831/425-2842	\$214,000	3 BR / 2 BA home w/spacious yard, view of river, lots of sunshine. Remodeled LR & DR, rebuilt covered deck. Forced air heat, fireplace, refrigerator & WD inc. Price is negotiable.
<b>SECTION 4</b>			
591 Keystone Way	James M. Keeton 559/251-4396	\$145,000	1 BA, 2BR, 900 sq ft improvements, lg covered front deck, parking stall below, incl. 2 gas freestanding heating stoves, kitchen gas range, washer/dryer, refrigerator.
636 St. Augustine Ave	Joanna Hostetler / Lu Pattison 1-775/303-0685	\$198,000	Location! Location! Location! Beautiful/quiet/sunny/spacious riverfront lot across fr tennis c.t 1/2 blk fr midl beach. Upper: 2BDR, 1BA, eqppd kit, lg liv/din area. Lower: 3 rms, 1/2 bath, potential liv space;needs work. Incl propane svc, forced air heat fireplace & cement septic sys. Appliances: gas stove, frig., dishwasher, & washer/dryer.
644 St. Augustine Ave	Brian Kettmann 458-1831	\$195,000	BeachFront Home w/Great River Views; 2BR, 1BA. Newly enclosed family rm, Living Rm, Dining Rm & kitchen w/all appliances & wood stove, some furnishings incl., grass backyard on Middle Beach w/lots of Sun. Must See!
678 St. Paul Street	C. Sonnichsen Deke Sonnichsen 650/326-7679	\$85,000 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.
<b>SECTION 6</b>			
114 Keystone Way	Myron Kegebein 831/425-6144	\$182,500 \$3,000 under appraisal	On San Lorenzo River high above flood; near park entrance; sunny allotment; new \$3,000 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	F. Avery For appt. call 510/853-3180	\$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 831/423-6634 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.
165A St. Alban St.	Peter M. Parkhill 831/423-9168	\$270,000 Owner may finance portion	3 BR, 2BA, about 1900 sq ft living space + single car garage; carport + add'l parking; newly remodeled; open beam ceiling & rock fireplace.
170 St. Bernard St.	Hazel Kindwall Carolyn Unger 458-3086	\$200,000	Sunny lot, 2 BR, 1 1/2 BA, new double pane windows, 1 <sup>st</sup> floor laundry room 1/2 BA, workshop garage, guest cottage, 2 <sup>nd</sup> floor 2 BR, BA, den, eat in kitchen, living dining rm, pantry, office alcove, newer dbl wide frige, W&D & stove; make offer.
176 St. Bernard St.	Larry Coburn To see, 423-5343 Msg, 802/868-9262	\$255,000	1 BR, 1 BA, 1100 sq ft w/deck overlooking river; new 1990/foundation engineered for 100 yr flood; built to earthquake standards.
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.
191 St. Bernard St.	Malcolm Kirby 831/460-0544	\$499,000	3 BR, 2 1/2 BA, 2 studios, recreation rm w/separate kitchenette, 2 story, modern 2200 sq ft, very sunny, vaulted living rm, wonderful outdoor living on 350 sq ft deck overlooks river & open space, beautiful rock fireplace, modern kitchen, air conditioning in Lv/Dn/Ki; lg workshop, remodeled baths, fully wired, attached 2-car garage, ideal for extended family.