

PARADISE PARK MASONIC CLUB

BULLETIN BOARD

MARCH 2006

FRANKLY SPEAKING:

President, Frank Haswell

At our February Board meeting, we had an opportunity to complete three projects (well, we approved the money to complete these projects) that the Board has been working on for many months.

- 1) The Fire Tank installation at the Social Hall
- 2) The hose and filtration system for our fire truck.
- 3) A new generator for the office and Social Hall which will automatically started when there is an outage.

We are also asking Ifland Engineering Company to expand their work to include a feasibility study which will examine connecting the Castle property water line to our future water lines in Section #4. If feasible and affordable, this will create a second source of water as a back up to bringing in water solely from Highway #9.

I would like to thank the members of the Past Presidents Committee who met with me prior to the Valentines Party. I also heard from several other past presidents who were unable to attend the meeting. We discussed many issues of importance such as the dam, the water project, remodeling (permit) concerns and the current and future path for PPMC. To a man and woman, they all are committed to this Park, its present and its future.

To the eighty people who were able to attend the Valentines Party hosted by the Men's Club, congratulations to your wisdom in attending this function. The Men's Club work, their organization and their cooking skills were most appreciated by all of us who attended. Lots of great food, BBQ'd steak, great social time, a "smidgen" of dancing, and a real opportunity to say "Thanks" to our girl, wife, sweetheart or special someone.

Finally, as we look ahead, we have several important decisions for all of us to consider which will insure the continuation of the Park as it was established by our grandfathers and fathers. From our trees and our roads and our water system, to our core values as Masons and members of Eastern Star, to our enjoyment of the Park as a recreation area and a residence for all of us. From this core heritage to our future vision, each of us can participate in the work of today to secure the beauty of the Park for generations to come.

VOLUNTEERS MAKE IT HAPPEN!

So many of you volunteer your time, your labors and your expertise to PPMC that it is difficult to single out anyone in particular to mention. But with that caveat in mind, I want to thank just a few of you for your special contributions, your efforts recently and your continuing support of our Park.

- ◆ Kevin Silva – Office rewiring of the FAX line for our new printer
- ◆ Don Moore – Posting the Emergency Siren procedures
- ◆ George Saam – Contractor referrals for the Water Tank at the Social Hall
- ◆ John Mancini – Research on prior board decisions concerning the Water Tank
- ◆ Diane Cook – Work on the Long Range Planning Committee Asset Computer Program
- ◆ Mary Jo Dunn-Ruiz, Charlotte Reynolds and Lynn Raadik – The Valentine's Day Party decorations at the Social Hall
- ◆ Karla James – PPMC website upgrades and renovations

Thanks for your efforts, they are appreciated and recognized.

IMPORTANT INFORMATION FROM THE BOARD

OPEN BOARD MEETINGS: The Board would like to remind the Membership that the open Board Meetings are not open forums. Members are invited to attend, but do not have the right to speak unless they are on the agenda or the Board asks for input. Members may request an item be included on the agenda, however some items are not appropriate for the open session. Agendas are determined by the Board on the Wednesday one week and a half prior to the meeting date. All submissions are due the day before that.

DUES RECEIPT DUE: Don't forget that in order to be a Member in good standing, you must submit a copy of your Lodge or Chapter dues receipt to the Office before April 1st each year, **even if you are a Life or 50-year Member**. This is true for Associates and Alternate Associates as well as members. You can tell if you are up to date by looking at the mailing label on the Bulletin. The bottom line says **2006 Dues Card? M A AA**. The **M** is for Member, **A** for Associate and **AA** for Alternate Associate. If a **Y** follows the M, A or AA, then that dues receipt is in. If it is blank, then that receipt has not been received.

PROPERTY TAXES: Each Member's share of the common PPMC property tax for 2005 is \$121.52.

BACK GATE CODE: The back gate code will be changed twice a year on March 15th and September 15th. If you need to find out what the current code is, please check with the office. Remember, the code is for Members and guests. You should not share the code with vendors. If you have a vendor who enters through the back gate, please make arrangements to meet them at the gate.

WEBSITE: You may visit the official website sponsored by the Board of Directors. Its address is www.paradiseparkmasonicclub.org The bulletin may be found there.

RECYCLING CARDBOARD BOXES: Please break down (make flat) all cardboard boxes placed into the dumpster. This conserves space in the dumpster and cuts overall costs to the Park.

AMENDED DRAFT AMENDMENT TO ARTICLE VI SECTION 1:

The following **bolded part** is a change to that which was run in August and September. The ~~struckthrough~~ parts are to be deleted from the current Article and replaced with the underlined parts. **This newest change was necessary to avoid having 4 Directors elected in 2008.** This will be run in two consecutive Bulletins and then you will vote on it at a special election.

Article VI Section 1. Board of Directors: Subject to the provisions and limitations of the California Nonprofit Mutual Benefit Corporation Law and any other applicable laws, and subject to any limitations of the articles of incorporation or these Bylaws regarding actions that require approval of the members, the Corporation's activities and affairs shall be managed, and all corporate powers shall be exercised, by or under the direction of the Board of Directors. The term of office of a Director shall be ~~three (3)~~ two (2) years. ~~Beginning~~ beginning at the annual meeting of ~~2002~~ 2006, at which time, one director will be elected for one (1) year and one Director for two (2) years. Thereafter all Directors terms shall be for two years., ~~any two Directors shall be elected for three years and one elected for two years. At the annual meeting of 2003, two Directors shall be elected for three year terms. At the annual meeting of the Board in 2004, a single Director shall be elected for a three year term of office. Each third year thereafter, a single Director shall be elected for a three year term with two Directors elected in each of the two intervening years.~~ One director shall be elected Minutes of all meetings of the Board shall be maintained in writing by the Secretary and shall be incorporated in the Minutes Book of the Board.

RULE CHANGE PETITION:

The following petition was presented to the Board signed by at least 10% of the Membership. The Board decided that the proposed rule change was not in the best interest of the Membership. Thus according to the Bylaw Article VII, Section 2, the proposed rule change must be published for 2 months and then put to the Membership for a vote.

If you wish to comment for or against this proposal, please send your comments to the Past President's Committee c/o of the PPMC Office. A composite of all ideas for and against will be compiled and printed in next months bulletin. No individual letters will on this subject will be run in the Bulletin.

PETITION TO AMEND PARK NOISE RULE

In order to protect Quiet enjoyment in Paradise Park, and top preserve it for future generations, we, the undersigned, request that he existing Park Noise Rule be amended as follows. [The text underlined is taken directly from Santa Cruz County, Noise Ordinance—Title 8 Public Peace, Morals & Welfare – Chapter 8:30]

EXISTING NOISE 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.

PROPOSED AMENDED NOISE RULE

NOISE: All Members and Residents, in order to show consideration for their neighbors, shall not make or permit to be made any unnecessary, excessive or offensive noise, including vocal or instrumental music; mechanical noise; vehicular noise or related sounds, which disturbs the peace or quiet of any reasonable person of normal sensitivity residing in the area. All members and residents will observe Park Quiet Hours as follows:

A: No persons shall, between the hours of 10 pm and 8 am make, cause, suffer or permit to be made any Offensive Noise:

1)Which is made within one hundred feet of any building or place regularly used for sleeping purposes OR

1) Which disturbs any person of ordinary sensitivities within his or her place of residence.

B: "Offensive Noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, meeting, gathering, game, dance, or amusement, or by any appliance contrivance, device, structure, construction, ride, machine, implement, instrument or vehicle.

NOTE: Any Members or Resident who is disturbed by offensive noise, (as described above) is requested to contact the source directly. If the disturbance continues, the Member or resident is requested to report the disturbance to the Park Manager. Failing any satisfactory action by the Park Manager, the Member or resident is encouraged to contact the County Sheriff's Office

Continued on Next Page

NOISE RULE

Continued from previous Page

PETITION SIGNED BY: Tripura Anand, Kurt Likens, John Mancini, Paul Mancini, Gretchen Logan, Louis Reed, Edward Keller, Shari Keller, Joanna Hostetler, Gretchen Logan, Myron Coleman, Mable Coleman, Don Moore, Ray Hoffman, Todd Hoffman, Joseph Del Core, Mark Jacobson, Dan Bales, Betsy Stiefelmaier, Kenneth Ernest, Doris Beaumont, Tim Heer Jr., Charlotte Reynolds, Judith Wahl, Greg Laskey, Thomas Hostetler, Michael Molica, Jon Kregel, Natalie Heer, Cara Coleman-Feyes, Robert Wunce, Ken Pyle, James Barbera, BJ Crogan, Cyndy Crogan, Lisa Leong, Charlsie Harris, Richard Sturgeon, Marshall Shoquist, Margaret Todd, George Saam

Statement to accompany the QUIET ENJOYMENT PETITION for Proposed Noise Rule Amendment

The purpose of this petition is to stimulate a discussion on the issue of Quiet Enjoyment in Paradise Park, and to encourage the Board to solicit input from the Membership concerning the existing Park Noise Rule.

Recently Members have posed the following questions.

- Does the current Membership have a shared value for quiet enjoyment in Paradise Park?
- Is the Membership willing to work together to preserve quiet enjoyment and minimize disturbance from noise?
- Are Members aware of the Park Noise Rule; Park Quiet Hours; and the County Ordinance on Offensive Noise?
- What is the role of the Board, and the Manager, in evaluating and enforcing the Park Noise Rule?
- What process does a Member follow when confronted with a noise disturbance?

This petition requests that the Board consider an amendment to the existing Noise Rule that,

- 1) Clarifies a process for members to follow when there is a noise disturbance
- 2) Includes the Santa Cruz County Ordinance on Offensive Noise

The following is a partial list of some disturbing types of noise recently reported in Paradise Park...

- on-demand generators (especially at unoccupied allotments)
- hot tubs (located close to occupied allotments)
- fountains (located close to occupied allotments)
- air conditioners (located close to occupied allotments)
- leaf blowers (in operation for extended periods of time)
- Waste Management (when trucks are backing up in the early morning)
- mosquito machines (located close to occupied allotments)
- televisions and radios (especially from unoccupied allotments)
- late night use of basketball court
- late night use of gravel pathways (located under bedroom windows)
- uncontrolled or unattended barking dogs
- parties (other than PPMC functions)
- diesel trucks (especially unoccupied and left running)
- gatherings at the Green Swings (often involving alcohol)

Given the relatively low ambient sound levels and unusually close proximity of the structures in Paradise Park, combined with an increasing number of full time residents; new members; changing technologies and attitudes, the Quiet Enjoyment of Paradise Park is currently at risk. Once Quiet Enjoyment is lost it is very difficult to regain.

This statement and petition combined, constitute one suggestion for addressing this issue and is being submitted for consideration by the Board and for publication in the Park Bulletin.

Thank you. *Tripura Anand*

FINANCIAL REPORT FOR THE NINE MONTHS ENDING JANUARY 2006

	Spent thru Jan	Budg thru Jan	Under(+)/Over(-) Annual Budget thru Jan	
Income:				
Member Assessments	\$340,563	<u>340500</u>		\$454,000
Member Dues and Transfer Fees	\$34,075	<u>32325</u>		\$43,100
Init.Fee/ Fin Chg/Pena/ Use Fee	\$63,689	<u>4875</u>		\$6,500
Bank Interest	\$8,237	<u>1200</u>		\$1,600
Misc Income, Member Serv, Donations	\$6,811	<u>1875</u>		\$2,500
AT&T Comcast (7% Return)	\$5,478	<u>5100</u>		\$6,800
TOTAL INCOME	\$458,854	\$385,875	\$72,979	\$514,500
Employee Expense:				
Employee Salaries & Bonus/Raise (\$7000)	\$105,070	116100		\$154,800
Employee Benefits	\$20,358	24750		\$33,000
Employer Federal/State Taxes	\$9,836	11250		\$15,000
Worker's Compensaton	\$4,655	11250		\$15,000
Total Employee Expense	\$139,918	\$163,350	\$23,432	\$217,800
Insurance:				
General Business	\$31,265	33750		\$45,000
Total Insurance Expense	\$31,265	33750	\$2,485	\$45,000
General Office Expense:				
Supplies/Permits/Gen.Exp.	\$6,968	4500		\$6,000
Postage and Communications	\$6,161	6375		\$8,500
Utilities (Electricity, propane)	\$9,084	11625		\$15,500
Total General Office Expense	\$22,213	\$22,500	\$287	\$30,000
Member Service Expense:				
Water	\$66,860	50250		\$67,000
Security/Safety	\$2,059	1125		\$1,500
Green Waste/Dump Fees	\$3,840	6000		\$8,000
Bulletin Printing/Postage	\$2,689	3750		\$5,000
Trash Removal	\$24,505	26250		\$35,000
Recreational Activities	\$3,000	2250		\$3,000
Total Member Service Expense	\$102,954	\$89,625	-\$13,329	\$119,500
Tax Expenses:				
PPMC Co Prop Tax	\$35,495	35250		\$47,000
State and Federal Taxes/Fees	\$374	1538		\$2,050
Total Tax Expense	\$35,869	36788	\$919	\$49,050
Repair & Maintenance Expense				
Park R&M Exp (water, trees, roads,tools)	\$14,560	13500		\$18,000
Vehicle Expense (gas, oil, maint)	\$6,081	8250		\$11,000
Building R & M Expense	\$9,171	4500		\$6,000
Equip Rentals, R & M Expense, Fire Equip	\$131	2625		\$3,500
Total Repair & Maint Expense	\$29,943	\$28,875	-\$1,068	\$38,500
Other Operating Expenses:				
Accounting/Tax Preparation/Audit	\$5,000	3750		\$5,000
Legal	\$3,735	5625		\$7,500
Historical Committee	\$172	450		\$600
Other Miscellaneous Expense	\$503	938		\$1,250
Total Other Operating Expense	\$9,410	\$10,763	\$1,352	\$14,350
TOTAL EXPENSE	\$371,572	385650	\$14,078	\$514,200
Net Income = Income - Expense	\$87,282	225	\$87,057	
Checking/Savings Accounts	\$1,081,771		SBA Loan 4%, 2028	\$306,288

BOARD OF DIRECTORS

2006

MEETING DATES

Executive Session 7:30 am

Open Meeting 9:00 am

03/18/06

04/15/06

05/20/06

06/17/06

07/01/06 Annual Meeting 7:00 pm

BOARD OF DIRECTORS and OFFICE STAFF

President: Frank Haswell
Home Phone: 925/552-7095
Business Phone: 925/837-3320
Park Phone: 831/454-9105
Email: tennistime@prodigy.net

Vice President: Bill Lind
Phone: 831/429-6735
Email: billannalind@earthlink.net

Secretary: Joanne Nelson
Phone: 831/426-1505
Email: jnelson@uscs.edu

Treasurer: Allan Melikian
Phone: 831/460-9860
Email: allangigi@aol.com

Recreation: Bill Eckard
Phone: 831/458-2070
Email: NONE

Park Manager: Bob Koger
Office Phone: 831/423-1530
Cell Phone: 831/345-0879
Email: manager_ppmc@sbcglobal.net

Park Secretary, Bookkeeper
Office Phone: 831/423-1530
Email: secretary_ppmc@sbcglobal.net
bookkeeper_ppmc@sbcglobal.net

ACTIVE COMMITTEES

If you wish to be on any of these committees, please contact Frank Haswell.

COMMITTEE

Assessment Study
Budget
Building
By-Laws
Dam
Election
Emergency Response Team
Community Safety
Communications
CERTs Training
911 Fire Brigade
911 Medical
911 Traffic Control
Historical
Industrial Safety
Long Range Planning
Orientation
Past Presidents
Recreation
Staking
Streambed Maintenance
Tree
Water/Roads

CHAIRPERSON

Malcolm Kirby
Pat Herzog
Bill Hardwick
Bill Hardwick
Jean Allan
Lois Hardy
Greg Laskey
Lisa Leong
Don Moore
Ted Keller
Greg Laskey
Diana & Jim Cook
Ray Hoffman
Barry Brown
Pat Herzog
Pat McDonald
Anna Lind
Bob Sand
Bill Eckard
Fred Dunn-Ruiz
Bill Gibson
Steve Taylor
George Saam

WEST NILE VIRUS: Let us start now to avoid having mosquitoes breeding in Paradise Park. Please check your allotment and those of your neighbors who may not be here for breeding grounds.

- * Mosquitoes breed in standing water.
- * Don't let water accumulate even in small containers like planters, pet dishes or rain gauges.
- * Check for trapped water in tarps that cover stored items, depressions in driveways, holes in trees, cast-off tires, empty paint cans, etc.
- * Flush birdbaths, play pools and pet watering bowls at least twice a week.
- * Treat standing water that can't be drained by pouring a little vegetable oil on the surface or use Mosquito Dunks, a BTI-containing "biscuit" available at garden centers; kills mosquito larvae.

UP COMING EVENTS

KNITTIN' KITTENS LADIES' CANASTA

First Monday Each Month
Social Hall, 11:30 A.M.

Monday, March 6, 2006
Monday, April 3, 2006

Sponsored by Pat Rundell

MASONIC OUTREACH

THIRD THURSDAY OF EACH MONTH
SMALL SOCIAL HALL, 10:00 AM. – NOON

THURSDAY, MARCH 16, 2006
THURSDAY, APRIL 20, 2006

COME MEET THE REPRESENTATIVE
MARY JANE HODGES

TUESDAY COFFEE

EVERY TUESDAY
SMALL SOCIAL HALL, 9:00 A.M. – 11:00 A.M.

OPEN TO EVERYONE IN PPMC
COME JOIN THE FELLOWSHIP

EMERGENCY SIREN TESTS

AT 1:00 P.M.

ON BOARD MEETING SATURDAYS

BINGO

THIRD WEDNESDAY EACH MONTH
SOCIAL HALL, 6:30 P.M.

WEDNESDAY, MARCH 15, 2006
WEDNESDAY, APRIL 19, 2006

REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH

SATURDAY, MARCH 18, 2006
AT SOCIAL HALL @ 5:30 PM

HOSTS: M. SCHAEFFER, T. ALEXANDER
M. TODD AND F. GUSTAFSON

LOIS HARDY @ 426-3172

MEN'S CLUB

FIRST WEDNESDAY EACH MONTH
SMALL SOCIAL HALL, 11:30 A.M.

WEDNESDAY, MARCH 1, 2006

CHEF: RAY HOFFMAN
SPEAKER: VICTOR CHEN ON COLLECTING

NEXT MEETING APRIL 5, 2006

LONG RANGE PLANNING COMMITTEE SURVEY COMING SOON

MEMORIAL DAY WEEKEND ACTIVITIES

PLAN AHEAD TO BE IN PPMC ON SATURDAY OF
MEMORIAL DAY WEEKEND.

CLEAN UP

LUNCHEON

DANCE IN PICNIC GROUNDS

OTHER???

DETAILS LATER

MEMORIAL FUND COMMITTEE

WE WELCOME SUGGESTIONS FOR MEMORIALS
DONATIONS ACCEPTED AT THE PARK OFFICE
MAKE CHECKS TO MEMORIAL FUND.

WILMA VINSON, PHYLLIS GREEN,
BETTY GLADDING AND ALDA HOUCHIN

PARADISE PARK CALENDAR OF EVENTS

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
March 2006			
1-Wed.	Men's Club - 11:30am	Small Social Hall	F. Dunn-Ruiz
4-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
6-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
7-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
13-Mon.	Long Range Planning Cmt. 6:15 pm	Small Social Hall	P. McDonald
14-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
15-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
16-Thu.	Masonic Outreach, 10am-12pm	Small Social Hall	Masonic Home/C.Buchanan
18-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Haswell
18-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
18-Sat.	Potluck 5:30 pm	Large Social Hall	C&B Morgan, S Moore
21-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
28-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
April 2006			
1-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
3-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
4-Tue.	Coffee 9-11am	Small Social Hall	J. Wahl
5-Wed.	Men's Club - 11:30am	Small Social Hall	F. Dunn-Ruiz
11-Tue.	Coffee 9-11am	Small Social Hall	J. Wahl
12-Wed.	Santa Cruz Scottish Rite - Maudy Thursday 6:30 pm ?	Large Social Hall	C. Christenson
15-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Haswell
15-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
15-Sat.	Potluck 5:30 pm	Large Social Hall	M Schaeffer, T Alexander, M Todd, F Gustafson
18-Tue.	Coffee 9-11am	Small Social Hall	J. Wahl
19-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
20-Thu.	Masonic Outreach 10am	Small Social Hall	Masonic Home/C.Buchanan
25-Tue.	Coffee 9-11am	Small Social Hall	J. Wahl

- - LETTERS FROM THE MEMBERSHIP - -

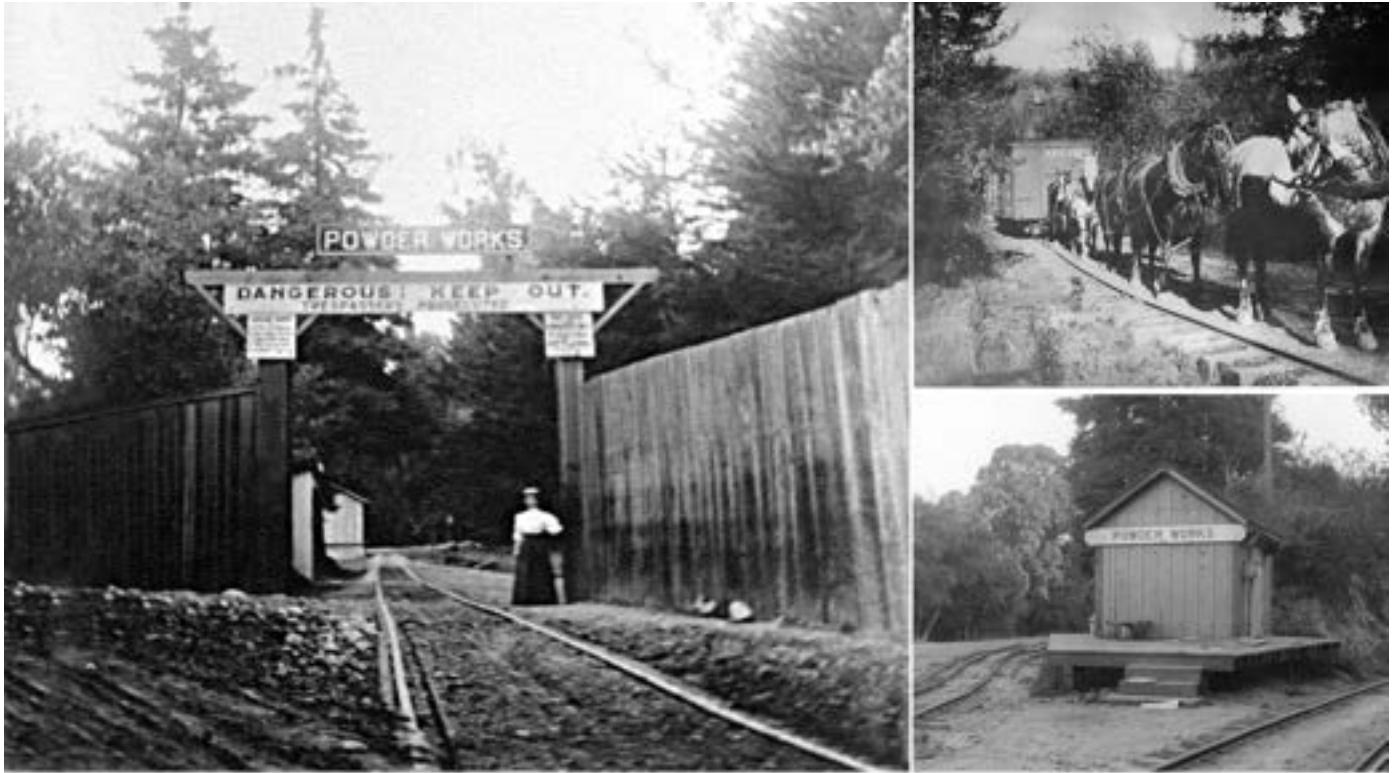
Your Letters From the Membership and articles of interest to the membership are welcomed for publication. Deadline for submitting articles is the Monday following the Board meeting. Submit articles to F. Dunn-Ruiz, 606 Paradise Park or dunruiz@hotmail.com in Microsoft Word format. Letters to the Editor 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.

To all you good people who roused from your warm beds at 3am last Saturday to rescue our mother, Imogene Stone, we wish to thank you from the bottom of our hearts. We were so highly impressed with the quickness and beautiful co-ordination of the team. Thanks to you all Mother is recuperating in San Carlos for a week or so but is looking forward to returning soon to our beautiful Park. It is heart-warming to know that such dedicated and caring people have given their time and effort to insure the well-being of our "masonic family" Thanks to all of you!

Bonnie and Walker Williams, Alcinda and Steve Walters, Norene & Ron Hansen, Lagille & Mike Rodriguez

IN MEMORIAM

Frances Davis, 2/2/06.



C. P. W. RAILROAD ENTRANCE

This rare old photograph, taken in approximately 1883, shows the lower entrance to the **California Powder Works**, presently the entrance to Paradise Park Masonic Club. To get your bearings, note the two tall Redwood trees back left of the entrance; they are the same two trees that now stand behind the current PPMC entrance guard shack.

The woman in period dress is standing next to a tall wooden fence that ran the entire length of the Powder Works' boundary along the **San Lorenzo Toll Road**, now known as **Route 9**. The fence was primarily constructed to keep people out of this dangerous area; however, its 14-foot height was also designed to discourage travelers from stopping to look at the Powder Works below. While it was generally safe to travel the road, the fence also provided moderate blast protection in case of an explosion.

The railroad tracks seen entering the Powder Works connected the CPW to the new narrow gauge railroad on the hillside above. This was accomplished via a series of harpin switchbacks which allowed the horse drawn freight cars to reach the summit 300 feet above where the **Powder Works Siding** was located. (seen right) If you carefully cross Rt.9 today you can walk up the old switchback trail; it is now paved. When you reach the end of the road look through the chain link fence at the present broad gauge tracks and try to imagine what it was like here over 120 years ago.

**DRAFT MINUTES OF PPMC BOARD OF DIRECTORS
MEETING OF FEBRUARY 18, 2006**

1.0 ROLL CALL at 9:11 am. Present were President Frank Haswell, Vice President Bill Lind, Secretary Joanne Nelson, Treasurer Allan Melikian, and Director At Large Bill Eckard, plus some 26+ interested members.

- (a) Invocation was given by Bill Lind, followed by the flag salute led by Bill Uber.
- (b) Consideration of Late Additions to the Agenda: none.
- (c) Report from Executive Session(s) Jan 21, 2006. This was included in last month's Bulletin

2.0 CONSENT ITEMS – all items approved.

- (a) Acceptance of Minutes, January 21, 2006, approved.
- (b) Financial Report – January 2006.
- (c) Executive Session Report – January 21, 2006.
- (d) Members Before the Board: none
- (e) Associate Members Before the Board: none
- (f) Alternate Associate Members Before the Board: 1:00 Megan Mitchell to Betty Ramsay @ 444 York Avenue.

3.0 MANAGER'S REPORT

- (a) Monthly Report. Bob Koger, Manager, requested bids for hooking up the water storage tank behind Social Hall (none from Nor Cal – reported as out of business, so BOD will pursue our \$9000 previously given to them); five bids received. Bids asked for gutter cleaning at the Office. Only one was received, for over \$800. John Mancini suggested using gutter toppers next time. Bob will check into this. A gutter at the front of the Social Hall was deemed not needed; the crew will replace the fascia board. Work on drains in Section 6 has started. Two water leaks were reported this past month; Bob had to call a plumber. A metal drain at the firehouse location was bought & placed to comply with insurance suggestions. Bill Gibson tried to contact Jessica DeGrassi at the County, but received no response to our Streambed Clearance request. During the preparation of the Men's Club dinner, the air hockey table leg was discovered broken; Bob will try to repair it. Gate valves of the water lines on Consistory & Cavern need replacement; we are using water hoses meanwhile for 4-5 houses. Pat Herzog is going on vacation; any business needing her expertise will have to wait for her return. Bids for Social Hall water tank ranged for the same list of required items. The BOD approved the \$5600 bid for the hookup by Tom's Pump. Greg Laskey explained about the on-demand pump. The whole Social Hall will feed off of the water tank, which will be fed by the main water pipes, so we will not need to be involved in chlorinating any water. Bill Lind reported that John Mancini & Greg Laskey were very helpful in researching hook-ups, permits, etc. When this project is accomplished, potable water & fire protection will both be covered.
- (b) State Electric Generator; Bob Koger has a bid, which would supply emergency electric power to 3 places, the Office, the Social Hall, & the Firehouse. The cost is for \$17,724. Don Moore gave more details: 16,000 watts on our old generator; new one is propane-powered, more watts, quiet noise level, 68 decibel level, outside placement, all automatic, 200 amps switch, water cooled. It was moved to accept this bid and approved by BOD. Bob Koger is to arrange for the installation. Don Moore suggested placing the old generator on a movable platform to use when/where we might need it.

4.0 UNFINISHED BUSINESS

- (a) Committee Reports
 - 1. Assessment – Ad Hoc – Malcolm Kirby –not present.
 - 2. Budget – Pat Herzog; the committee came up with a balanced budget. The previously approved TAD rate was voted up to \$34; the actual rate has been at \$28 for years; the committee suggested raising it to \$29, for a balanced budget. Pat just became aware that Waste Management is petitioning for a substantial increase; \$12.66 to \$17.xx, 28-37% increase, so the balanced budget will need to be redone. The County Board of Supervisors is holding a meeting soon, Feb. 28th, Tuesday at 9:00 (Diana Cook is not available to attend), & we should have a representative there. The

increase adds a potential \$16,000+. Pat prepared an adjusted budget, based on different rates of increase, up to \$2 additional. The WM rate increase is very likely. Barbara Monti again suggested each of us paying for our own garbage collection, thus freeing up a considerable budget item. We're currently paying for 164 pickups. This approach hasn't recently been put up for a vote of the entire membership. Fred Dunn-Ruiz suggested this likely increase might suggest another look at adding back another crew member to pick up our own garbage again, and/or renegotiating our WM agreement. Discussion followed on costs of insurance, additional truck, billing, WM truck sizes, etc. Pat thanked Carol Blum, Diana Cook and Doug Hipsley for their budget committee work.

3. Building – Bill Hardwick
 - a. 11/17/05 Building Permit for J. Del Core @ 115 Keystone Way.
 - b. 1/19/06 Planning Dept. permit authorization for T. Feist @ 634 St. Augustine.
 - c. 1/19/06 Planning Dept. Alleged Code Violation.
 - d. 1/23/06 Permit Final for P. Green @ 512 Courtesy Lane.
 - e. 1/24/06 Owner-Agent Approval Form for B. Lind @ 211 Keystone Way/Social Hall.
 - f. 1/26/06 Electrical/Plumbing Permit for 211 Keystone Way/Social Hall.
 - g. 1/26/06 Alleged Building Code Violation.
 - h. 2/1/06 letter to BOD from K. Pyle re: state of neighbor's retaining wall at back of 364 Eastern Star. Ken is concerned that someone might be injured. Ken originally offered to do the work; it does not require a permit or an engineered wall. The allotment resident will not allow work without permit, engineering, etc. Ken now will not do the work. Code enforcement was called & inspected, saw that wood has given way to weight of dirt; issued no red tag. To be discussed in afternoon executive session, with possibility of the Board having the Park repair & charge the resident.
 - i. 2/1/06 letter to Manager from K. Raadik re: garage structure next to Corporation Yard.
4. Bylaws – Bill Hardwick; Bill Lind spoke of a proposed bylaw change to change the length of Board Director service time from 3 years to 2 years. Due to lack of continuity for 2008, Bill deems it necessary for an adjustment of 1 year be made. Bill Lind will speak with Bill Hardwick. Fred reminded that there is a second amendment regarding a rule change that would also need adjusting. Bob Morgan spoke to the issue of pulling together what comprises rules for voting on; Bill thought it to be a real mess to have the total membership vote on each rule change; Bill wants further discussion by the Board in executive session. The committee also wants the Board response on the allotment transfer study; the Board wants the committee to continue on the study.
5. Dam – Malcolm Kirby; Jean Allan is now the chair.
6. Emergency Response Implementation Team – Greg Laskey; within the last month we had a couple of 911 calls, which went really well, & the people are recovering, too. We have had many calls on Ocean St. Extension, which we leave alone. RE: Avian Flu awareness, Public Health is keeping a close watch. It is coming faster than anticipated, there is a need to be on alert, something akin to Marshall Law could be enforced, with quarantining, sheltering in place, public meetings not allowed; enforcement would be military, not our local law. Public Health is holding a practice drill on May 18th for a pandemic outbreak, in Santa Cruz & Monterey counties, involving the water department, PG&E, etc. This is being discussed at county CERT meetings, which is keeping us posted. VIPs (volunteers in protection) inspections are requested by Lisa Leong; Frank said the BOD would be considering their inspection setup in the afternoon session; they previously thought that the paperwork was for informational purposes only. Greg said an open CERT meeting will be held sometime during April.
 - a. Community Safety, VIP – Lisa Leong; see above.
 - b. Communications – Don Moore; there were 10 CERT people turned out, 5 professional people at the latest 911 call. A siren sounding and responding instructions sheet was supplied to the BOD by Don. These are similar to previously posted items, but realigned, reprioritized. These are to be posted near office porch siren. Our current generator only powers one siren; the other two sirens are not powered if our power is off. The other two could be powered by some individual's kick-in generator.

- c. CERT's Training – Ted Keller; Ted was asked by Bob Koger for an escape route plan, for flood, fire, earthquake. He is researching & has numerous brochures. He considered the 100-year flood area. He is trying to contact people upstream who could give us an hour's warning. Food, pills, family, evacuation route, all these plans are needed for each person. He has a 1989 booklet written by Park members titled Community Wide Earthquake Preparedness & Winter Storm Workbook. This is located in the Office's 100-Year Flood file. Ted is to bring the Board a finished product, for the Board to consider giving to each Park member. A CERT drill is available in Felton/Ben Lomond soon; contact Ted for details. Ted will be taking pictures for ID cards of CERT members.
- d. Emergency Fire Brigade – Greg Laskey has information on acquiring 4 sections of 4-inch draft hoses of flexible PVC, for \$1254, with screen & couplers or for \$1510 semi-flexible hoses. This equipment is available through a local distributor, within 48 hours. Greg is trying for used hoses through local fire department. It was moved to accept the \$1510 proposal & approved.
- e. 911 Emergency Response Team – Diana & Jim Cook
 - 1. 1/31/06 Thank you email from B. Williams regarding their mother's 911 assistance was read to all by Frank.
- f. Traffic Control – Ray Hoffman; nothing to report beyond reported incidents; thank you letter received from I. Stone's daughter & family.
- 6. Historical – Barry Brown; Bob Koger stated that Barry is in the process of installing another historical monument of the old entrance, to be placed at the beginning of the entrance playground/park area; it will also to be in bulletin this month.
- 7. Insurance
 - a. 1/19/06 letter to P. Herzog from B. Thompson re: Equipment Breakdown Protection.
 - b. 1/27/06 letter to B. Thompson from Manager B. Koger re: Index Research Services suggestions.
 - c. 2/1/06 memo to B. Thompson from P. Herzog re: Covered Bridge Replacement Cost.
 - d. 2/1/06 memo to B. Thompson from P. Herzog re: insurance coverage for Company 38 volunteers.
 - e. 2/1/06 memo to B. Thompson from P. Herzog re: volunteer coverage via G. Perkit contact with CSFFA.
 - f. 2/1/06 letter to P. Herzog from B. Thompson re: responses to # d & # e above.
 - g. 2/1/06 letter to P. Herzog from B. Thompson re: Covered Bridge.
 - h. 2/7/06 letter to P. Herzog from B. Thompson re: Covered Bridge.
- 8. Long Range Planning – Pat McDonald; John Mancini reported on the committee meeting last Monday, during which they tried to finalize the form of a survey to all members. Each member of committee is to follow up on 30 members each, for as total a response as possible. For Reserve study funds, the committee believes these funds should be managed by trustees from the membership, qualified by profession, to manage, control, maintain continuity on items only in the reserve study. John is to write a bylaw proposal outlining how trustees would operate & how the fund should be managed. John & Fred are to be the inputters in the related software program.
 - a. Draft Committee Minutes of 11/9/05.
 - b. Draft Committee Minutes of 12/14/05.
 - c. Draft Committee Minutes of 1/11/06.
- 9. Orientation –Anna Lind; had one new alternate associate member oriented today.
- 10. Recreation – Bill Eckard; no committee meeting this afternoon. Bill thanked Fred Dunn-Ruiz & the Men's Club for the successful Valentines' Dinner. The next potluck follows the next Board meeting in March. Easter coming up. Fred and Mary Jo will chair the Traveling Yard Sale, with similar guidelines as last year. Fred will contact a disc jockey for a Memorial Day weekend dance, & the Labor Day weekend dance & auction. Bob Koger hopes to have lights up by then at the Picnic Grounds.
- 10. Safety, Industrial – Pat Herzog
- 11. Staking – Fred Dunn-Ruiz
 - a. Current Staking Log

- b. 2004-2005 Staking Log
 - c. Staking Report for M. Loughlin at 224 Keystone Way; Fred stated the assessor's map is incorrect; it is more like 100 feet from the road on the rear boundary; could be set up from the middle of the creek to the front edge of the allotment. Setbacks could be determined by the high water mark, changing 85 feet to 100 feet; is notification needed to neighbors also? Not a negative item for anyone. Move to accept with new parameters being sent to all neighbors, from middle of creek to road. No action by Board.
 - d. Neighbor Notification of 224 Keystone Way Staking Report.
 - e. Staking Report for J. Hostetler at 636 St. Augustine Avenue; Joanne Nelson disagrees with depth measurement. Fred reported that most, if not all, of those allotments actually, via usage, extend some 10+ feet toward the river. No action at present.
 - f. Neighbor Notification of 636 St. Augustine Avenue.
12. Streambed Maintenance – Bill Gibson reported they are still trying to get hold of Serge Glushkoff of Fish & Game; they intend to ask for entire river coverage.
13. Trees – Steve Taylor; 168 St. Bernard tree needs action by member; Steve wrote a letter suggesting use of an arborist to check out a tree. The committee would like that a lawyer look at the rules of June 21, 2005, section 7 use of 'may', & asked if we have liability release on file when members are doing work themselves.
- a. Current Tree Log
 - b. 1/7/06 tree request for P. Tooker @ 149 St. Alban Street; to be discussed issue later.
 - c. 1/8/06 request for tree evaluation from J. Barbera @ 366 Eastern Star.
 - d. 2/6/06 response to J. Barbera from Committee. Chair S. Taylor.
 - e. 2/2/06 letter of concern re: PPMC trees across from 620 St. Augustine Avenue.
 - f. 2/6/06 note to BOD from E. O'Donnell re: dangerous trees near 476 York Avenue.
14. Water/Roads – George Saam; Bill Lind to update work with Ifland design of water system; Bill reported that he took an engineer with Ifland to tour Park, showed him various pertinent items. This engineer has visited county, fire departments, & is using all this gathered information to formulate a plan for the drawings, although they are currently short-handed at his firm. He & Bill discussed items down the road, such as county hook up, requirements of drawings, topography drawings, etc. The project is still in its infancy, with no pen set to paper yet. George Saam stated that water access to Section 4 is owned by the City. Water testing is not obligated on PPMC now, because we do not sell water, & the water comes from an approved water supply, aka the City of Santa Cruz.
- a. 1/21/06 street digging request for R. Hoffman at 345 The Royal Arch.
 - b. 1/26/06 sewage disposal system permit for R. Hoffman at 345 The Royal Arch.
 - c. 1/31/06 water & hydrant quotation, Social Hall Upgrade by Johnson & Co.
- (b) Treasurer's Report – nothing from Allan Melikian to add beyond what Pat Herzog brought up.

5.0 NEW BUSINESS

- (a) 1/28/06 & 2/7/06 Quiet Enjoyment Petition Follow-Up. Tripura Anand asked if the petition was submitted to the Bylaws committee. If so, has the committee discussed it? Has it been considered by the Board? She again requests this be given serious consideration & be published in the bulletin for all the membership. Frank responded that it was to be published in the bulletin. Bill Lind stated that the Quiet Enjoyment item is included in the March 2004 Rules & Procedures. Lisa Leong asks when the petition item will it be published & voted upon; Frank said it will be published twice, & voted on prior to the annual election.
- (b) 2/1/06 Request for Waiver of Dues Receipt. Not approved. A yearly proof of dues receipt is required for all, as a yearly dues card also covers good standing, which a life membership does not.
- (c) 2/2/06 Maintenance & Utilization of Common Area Between Temple Lane & Acacia Street, Bordered by Lot 15 & the River. Betty Lou Null spoke to use of the common area of Sandy Beach. Resolutions: #1, that this request is acted on before Memorial Day weekend cleanup; #2, all hedges on pathway be pruned and/or removed, so cars can see kids, etc.; #3, pathway called Sandy Beach walkway, needs access by handicapped people, be restored to ADA guidelines; #4, 2 picnic benches be placed on bluff overlooking beach, at no cost to PPMC; #5, widening of Temple Lane to original width for fire truck

access. #6, pathway & street be restored to original line. Jackie Rundell spoke to the use of the Sandy Beach pathway, which is the pathway between Acacia & Temple Lane; it used to be a dirt-compacted pathway, but it is now covered with ¾" drainage rocks, which is nearly impossible to use to ride, walk, or walker-, wheelchair-, barefoot- travel on. Frank said until the t's are crossed & i's are dotted in the lawsuit settlement papers, the Board cannot take action. When they are, the Board can take action, & will.

6.0 DISCUSSION

7.0 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) 1/7/06 Incident Report re: dog droppings in Office parking lot.
- (h) 1/11/06 Incident Report re: member with loose dog in Office parking lot & Keystone Way.
- (i) 1/29/06 Incident Report re: late night construction noises at 166 St. Bernard Street.
- (j) 2/8/06 Incident Report re: harassing picture-taking at 239 Temple Lane.

8.0 CORRESPONDENCE

- (a) 1/23/06 letter to Past Presidents from President re: committee meeting.
- (b) 1/23/06 memo to Committee Chairpersons from President re: minutes of meetings for binder.
- (c) 1/23/06 letter to C. Pfaff from President re: son's speeding.
- (d) 1/23/06 letter to C. Pfaff from President re: imposition of fine.
- (e) 1/24/06 letter to T. Feist from President re: extension of allotment.
- (f) 1/25/06 letter to E. Simas from President re: neighbor's outdoor lighting.
- (g) 1/25/06 letter to S. & S. Scott from President re: outdoor lighting.
- (h) 1/30/06 letter to S. Laskey from Manager re: dog incident off Park property.
- (i) 2/2/06 letter to L. Schmid from Manager re: construction noise & removal of Douglas fir tree.
- (j) 2/15/06 letter to G. Hursh from President re: proposed tree removal.

9.0 EXECUTIVE SESSION – PART 1, 8:00 am

See attached Agenda

EXECUTIVE SESSION – PART 2, as needed.

10.0 ADJOURNMENT 12:24.

TREASURER'S REPORT

Our net income through Jan. 31, 2006 is \$87,282. Deducting the Initiation Fund Income, which goes into a capital improvement reserve account, we are still in a net income of \$27,282.00.

It was necessary to have a technician exterminate subterranean termites under the office building and garage at \$2,195.00 which puts our Building Repairs & Maintenance over budget. This expense will not occur in the near future (hopefully). Termites like Paradise Park as much as we do.

For Sale By Member

Member's improvements offered for sale as of **February 27, 2006**. 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			
439 York Avenue	Lloyd L. Ames Shown by Appt. only; contact Alcinda Walters 831/425-2842	\$349,000 No Financing	3BR 2BA, 4702 sq ft allotment, 1500 sq ft improvements, front & rear deck, 2 car garage w/shop area, paved drive, walk-in closet, pantry, laundry rm; Incl. refrig, dishwasher, range, hot tub, washer, dryer, freezer, some furniture, split level, 600 sq ft master suite has oak accents of built-in bookshelves & vanity, all tile BA; air tight wood burning stove heat in vaulted ceiling LR; remodeled kit w/oak cabinets & laminated floors.
489 Knight Templar	Nancy Longacre See Description for Contact	\$175,000 No Financing	2½ BA, 2BR, 5034 sq ft allotment, 1085 sq ft improvements, kitchen remodeled after 1989 Loma Prieta quake; home in need of repairs; appliances, furnishings to be negotiated; nice Arizona flagstone fireplace; large patio. Contact Hall Longacre, 1/925/323-8473.
SECTION 2			
364 Eastern Star	Jeanne Jelcick Call for Appt./Info. 831/429-2215	\$289,500	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. Call 831/429-2215, 426-7666, 325-3928.
SECTION 3			
216 Keystone Way	Ann L. Pfaff 831/818-4480	\$345,000 No Financing	1BA, 2BR, 8400sq ft allotment, 1200sq ft improvements, overlooking river from rear deck/hot tub, completely remodeled in 2001; a "Must See". Includes gas oven, microwave, dishwasher, hot tub.
SECTION 4			
591 Keystone Way	James M. Keeton 559/251-4396	\$124,500 cell 559/970-0911	Split level, 1 BA, 2BR, lg covered front deck, private parking stall, new roof, remodel, exterior/interior paint, carpets, tile floor in BA, hardwood floor KIT, 2 LP freestanding heating stoves & hot water heater, incl. kitchen LP gas range, fridge, stckd washer/dryer, partial furn, ready to move in.
677 St. Paul Street	Norman C. Brown Contact C. Vinson 831/429-1575 or P. Gracey 408/277-0809	\$285,000 FIRM! SALE PENDING No Financing.	2BA/2BR, Family Rm/Den/or 3 rd BR, Living Rm, Dining Rm, Kitchen, 1350 sq ft, tiled floors (living, dining, kit), carpet (living, family, bdrms), built-in pantry, pull-down camouflage ladder to attic storage, double-pane windows, detached 2-car 400 sq ft garage, washer/dryer, refrigerator/stove (gas), dishwasher, microwave incl., forced air heating (propane), fireplace insert-new brick, flagpole, extr prkg.
SECTION 6			
118 Keystone Way	Robert P. Hupp 559/227-7140 559/287-7703	Price Reduced! \$177,000 No Financing	Must see. 2BR, 1BA, completely refurbished, new carpet, wood flooring in kitchen, new stove, fridge, disposal, washer/dryer included; 12X22ft deck in front, small patio in back; some new furniture & misc. items included; 3 lg outside storage sheds, large carport.
179 St. Bernard Street	Gerlach Estate Paradise Park Ofc. 831/423-1530	\$190,000 SALE PENDING	2 BR, 1 BA, has great potential, some appliances & some furnishings, near Park entrance, carport, deck, knotty pine living room, basement, near river, AS IS.
183 St. Bernard Street	Mark Akin 831/423-4885	\$525,000	3 BR, 2 BA, beautifully remodeled home on lg sunny allotment. Family rm, fireplace, hardwood floors, central heat, Marvin windows, Anderson French doors, skylights, professionally landscaped yard w/lg deck & patio. Pls. Call for more info & appt to view.
189 St. Bernard Street	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.

READ THE MEMBERSHIP APPLICATIONS PENDING LIST! This list is published so that you have the opportunity to advise the Board about these candidates for Membership. If you have information that you believe the Board should consider before voting for Membership on any of the candidates, please contact the Board President in writing.

Paradise Park Masonic Club MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Seller/Member</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>			
Joan Marie Heisch	02/17/06	Grace A. Brown	677 St. Paul Street
<u>ASSOCIATE MEMBER</u>			
Judy Gordon	02/16/06	Gary Gordon	129 Keystone Way
<u>ALTERNATE ASSOCIATE MEMBER</u>			
Carol Cohen	02/16/06	Gary Gordon	129 Keystone Way



BULLETIN BOARD MARCH 2006

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This Bulletin is the official report of the PPMC Board of Directors. It is published monthly and mailed on the second Wednesday following the monthly Board meeting

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FIRST CLASS MAIL