



**BULLETIN BOARD
DECEMBER 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.

PARADISE PARK MASONIC CLUB
211 PARADISE PARK
SANTA CRUZ, CA 95060-7007

FIRST CLASS MAIL

1ST TAD PAYMENT DUE DECEMBER 1, 2006

PARADISE PARK MASONIC CLUB

BULLETIN BOARD

DECEMBER 2006

BILL'S BANTER

Bill Lind

The water tank behind the Social Hall has been completed. It is full of water and in use.

The rock wall just below the exit road is being repaired and should be completed by the end of the month.

We have good news from the County Building Department. They overcharged us and we will get a refund. They originally charged us \$19,708.47. Now that figure has been reduced to \$1,160.81. We should have the refund by December 14th (4 weeks).

Bob Koger has had new gutters installed on the office and has replaced the drain line from just below Highway 9 to the Picnic Grounds.

In last month's Bulletin, we asked for your input on how to pay for the assessment for the water project, assuming the Membership votes for an assessment.

Ten answers were received.

- 1 would pay in one payment
- 7 felt three payments were best
- 1 did not care, one to three payments
- 1 wanted the loan

Thank you to the members that took the time to respond.

Please thank Ray & Charlotte Hoffman for all the work they do for the park. Ray is in charge of Traffic Control, which means, when we have an emergency in the park, he and his crew guide the emergency vehicles to the correct location. Charlotte helps him. They both work at Bingo. Ray helps at Men's Club and has helped on projects such as re-wiring the Social Hall. Thanks to both of you.

By the time the Bulletin is published Thanksgiving will be over and the Holiday Season in full swing. I hope you have a happy, peaceful and enjoyable Holiday!

IMPORTANT INFORMATION FROM THE BOARD

OPEN MEETING POLICY: The following was adopted on November 18, 2007.

It is the expressed policy of the Board of Directors of Paradise Park Masonic Club, that all matters of routine business requiring dissemination of information, discussion, debate, or action, be conducted during the course of routine Open Board Meetings to which all Members, Associate Members, Alternate Associate Members, and other proper parties-of-interest are welcome to attend.

It is further the expressed policy of the Board that matters discussed, debated, or acted upon during the course of Executive Session Board Meetings be restricted to subjects dealing with personnel matters, litigation, contract negotiation, disciplining of members, and such other similar matters which are of a personal, private or highly sensitive nature.

Should emerging matters arise between scheduled Open Board Meetings, which must of necessity be handled without delay, such matters will be dealt with by the Directors in closed interim meetings and thereafter reported upon at the next subsequent Open Meeting.

In order to facilitate the handling of more of the routine business of the Park in Open Board Meetings, the Directors reserve the right to limit the number (and length of time) of questions, discussion and input by those who are in attendance.

MORE IMPORTANT INFORMATION FROM THE BOARD

TREASURER'S REPORT: We continue to be operating well within our budget. Some of our major expenditures for this fiscal year are \$7,700 to repair a collapsing retaining wall on Keystone Avenue, \$6,000 for the installation of new gutters/downspouts on the office/garage buildings, and \$14,000 to repair a potentially unstable retaining wall just below the exit road.

WASTE DUMPSTER MISUSE: The four dumpsters located between the office and the Firehouse were installed primarily for use by non-residential members. Prior to that, these members took their household waste home with them or arranged with a neighbor to leave it with them for pickup.

The system is being misused and continues to deteriorate rapidly. Some members are using the dumpsters for their own personal dumping of items that have nothing to do with household waste. Members should be taking non-household waste to the local dump or hiring a hauling service for removal. Some of the items observed are:

Television sets	Computers	Indoor & outdoor furniture	Rolls of carpeting	Utility tables
Lamps	Window Blinds	Construction waste	Seat cushions	Gutters
Office furniture	Recyclable Items	Coffee pots/cookware	Water heaters	Mattresses

The list goes on and on. The bins overflow and bags of trash lie on the ground around the bins creating an eyesore. Removing the dumpsters seems to be one of the solutions to this growing problem. We are also looking into placing a camera to identify offenders.

As of January 1, 2008, **Green Waste** takes over the pickup for Santa Cruz County. Green Waste recycles 75% to 80% of the trash pickup and their contract is based on this to keep costs down. We will need to recycle more conscientiously. **Green Waste** will not pick up trash when it is apparent it contains material that should be recycled. The first offense is a "ticket". Offenses after that will be monetary fines. Continued offenses will result in suspension of pickup.

January 2008 is not that far off. Let's start now to focus on placing recyclable items in the blue recycle bins in front of and on the side of the Firehouse. Take other non-household waste items to the dump. Hire a hauling service. It's not difficult to separate your trash. Remember, fines will be passed on to Membership. Suspension of pickups will create hardships for all members.

FOR OFFENDERS, PLEASE STOP PLACING NON-HOUSEHOLD WASTE IN THE DUMPSTERS.

DUMPSTERS ARE FOR HOUSEHOLD WASTE ONLY.

PLACE RECYCLE ONLY ITEMS IN THE RECYCLE BINS.

We ask your cooperation in alleviating this problem. If you have any questions, please contact the Manager.

TAD PAYMENT DUE DECEMBER 1ST: The TAD bill was mailed the last week of October. If you haven't received yours, please check with the Office. The first half of the TADs is due no later than December 1, 2006. If mailing, the postmark must be no later than December 1st.

NEW PET FINE POLICY: The following fine schedule will be enforced if a dog or cat is loose off the owner's allotment and an incident report is turned into the office:

\$100.00 first offense

\$250.00 each offense thereafter.

IN MEMORIAM

Jan Stewart, 11/10/06

THE DAM COMMITTEE'S REPORT

The Dam Committee would like to take this opportunity to update the membership on the progress that we have made in our efforts to resume installation of our seasonal dam for fire protection and recreational use.

In 2000, Fish & Game refused to renew our streambed alteration agreement (dam permit) because of the protected status of Coho Salmon and Steelhead under various federal and state laws. At that time, various other dam operators, including the County of Santa Cruz, which operates the Ben Lomond dam, still had several years remaining on their dam permits. The Park was on the leading edge of the permit denial policy because our permits had always been issued on an annual basis.

We felt that we were in a unique position to renew our permit. As opposed to many of the other dam operators, whose dams had remained virtually unchanged over the years, we had engaged in a redesign process of our dam in 1988 in order to address F&G's environmental concerns at that time. The Park agreed to stop installing multiple earthen dams each summer, and instead to design and build a single, permanent concrete sill into which a flashboard dam could be seasonally inserted and removed. However, F&G's position was that our 1988 redesign did not adequately address their current concerns, and a full blown Environmental Impact Report (EIR), which is a requirement under the California Environmental Quality Act (CEQA), would likely be required. The estimated cost of engaging in that lengthy and cumbersome process was prohibitive and the likelihood of a successful outcome is questionable. Under the circumstances, a "wait and see" approach seemed wise, as other the dam operators' permits would be expiring in successive years; there would be more of us mired in the same shallow waters. The rationale was that we might eventually be able to piggy-back onto one or more deeper-pocketed dam operators, including the County which had committed to pursuing the Ben Lomond dam, in their efforts to jump through the necessary hoops to establish that the seasonal damming of the river did not significantly impact the fish their habitat. While various Park members continued their efforts on and off during the intervening years, F&G remained steadfast in its refusal to agree with our position or to give us a new permit.

A revitalized push to pursue the dam resumed in 2005. Numerous dam operators were utilizing various strategies in trying to get their dams back, some at costs well beyond what the Committee felt that the Park would be willing to support. It soon became apparent to the Committee that the only way that the Park was going to get anywhere with F&G was via representation by an attorney. Funds were raised from the membership for this purpose, and the Committee met with the Park's attorney to develop a new plan. The plan's first goal was to negotiate the best streambed alteration agreement with F&G as possible, and then to litigate our way out of CEQA's EIR process by claiming that our dam was a "existing facility" that was categorically exempt from CEQA's requirements because we had already engaged in the equivalent of CEQA-level review back in 1988 when we did the dam(n) redesign. If we were successful, then we would just comply with the provisions in the new streambed alteration agreement that we had already negotiated to completion: all 31 of them, which include building an operational fish ladder so that fish can move upstream while the dam is place, and the monitoring of the water temperature and fish habitat before, during and after dam installation/removal. We had hoped to complete this process in time to install a dam this past summer. However, as there was no incentive for F&G to move quickly in the agreement negotiations, it took many more months than we had anticipated to complete the agreement. We also wanted F&G to articulate, in writing, why they were refusing to accept our claim of categorical exemption, so that we could claim that we had exhausted all of our administrative remedies before heading to court. As this was not part of the actual permit agreement, there were more months of back and forth between F&G and our attorney; however, eventually, F&G did clearly indicate why they would not accept our claim: they believed it would expose the Department to litigation which they would lose. Their reasons were as follows: 1) since it has been 7 years since the dam was in, it is not an "existing facility"; and 2) the addition of the new fish ladder, which they insist upon in the dam agreement, makes it a different project and, it also creates a situation for "potential significant effect" on the environment which requires a CEQA review; and finally (3) they referred to a 2004 case out of Marin County, which held that even though a residence was categorically exempt, if it had a "potential significant effect" on the environment, it nonetheless needed CEQA review. More significantly, that case held that even though all significant effects were mitigated, that did not replace CEQA review. F&G's point here was that even though the new dam agreement includes mitigation measures in the form of monitoring and the fish ladder, etc., it doesn't mean there aren't significant environmental effects. The upshot of this is that summer '06 came and went, again without a dam.

While the plan that we had been pursuing since last fall was to eventually litigate our categorical exemption claim, as we all know, litigation is expensive and success is far from assured. While our position was good, F&G's position, outlined above, wasn't too lacking in merit either. Nonetheless, we were prepared to proceed in that direction if no other viable options remained. In the meantime, the Park's attorney became aware that two other San Lorenzo dam

Continued on Next Page

Dam Committee Report Continued

operators (e.g., Camp Hammer in Big Basin) were pursuing a different strategy; most other operators didn't ever have a categorical exemption argument, so these other operators have had to chart a different course from the start. F&G told those operators that they would accept a Mitigated Negative Declaration, which is an "early exit" point in the lengthier CEQA EIR process. The Dam Committee has concluded that it is in the Park's best interest to pursue this same strategy. It requires an Initial Study, which is the first step in CEQA EIR compliance, and for that we will hire a consultant. However, the Initial Study should be fairly straightforward for us because the stream bed alteration agreement that we have negotiated with F&G over the course of the past year already outlines the mitigation measures necessary to reduce the impact of our dam to insignificant. The consultant's role will be to undertake the biological studies necessary to support the mitigation measures outlined in the agreement, as opposed to initially identifying mitigation measures.

While some previously donated dam funds remain, we feel confident that we can raise additional funds through the membership as needed in order to complete this process. This is a far less costly approach than litigating our categorical exemption claim, especially when the additional multi-year delays and costs associated with a civil appeal, which F&G would certainly undertake if we won and we would want to pursue if we lost, are considered. Instead, the Mitigated Negative Declaration process is estimated to take 4-6 months, which means that IF all goes according to plan that we could have a dam for summer '07. As we know from our past experience, it is very hard to say how much this process will ultimately cost, how long it will take, and whether we will ultimately be successful in getting our dam back in 2007 or thereafter. However, based upon the information currently known to us and with the advice of the Park's attorney, the Committee has unanimously agreed that that this is the approach that is the least costly and most likely to succeed. The ability to use resume use of our existing dam is critical to the ongoing fire protection and enjoyment of the Park. We hope that you understand our reasons for pursuing this course and are supportive of our efforts.

Dam Committee:
Jean Allan
Kurt Deisner
Bob Sand

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>			
Howard W. "Bud" Ramsey, Jr.	9/15/06	Donald Schmidt	140 St. Alban Street
<u>ASSOCIATE MEMBER</u>			
Dale Ann Bradshaw	10/25/06	Michael Bradshaw	662 St. Augustine Avenue
Susan R. Ramsey	09/16/06	Howard W. Ramsey, Jr.	140 St. Alban Street
Elizabeth "Betty" Kimble	09/15/06	Barbara Scott	183 St. Bernard Street
Russell Craig Robinson	06/28/06	N. Shirley Reddick	163 St. Bernard Street
<u>ALTERNATE ASSOCIATE MEMBER</u>			
Pamela Jo Hurd	10/10/06	Samuel C. Taylor, Sr.	415 Joppa Street
Bradley Gerald Grissell	06/16/06	Joanna Hostetler	636 St. Augustine Avenue
Linette Debra Quist	03/27/06	Shirley Reddick	163 St. Bernard Street
Robert Charles Stern	03/02/06	Victorine Propp	135 St. Alban Street



Annual Holiday Party

Sunday, Dec. 17, 2006
1:00PM - Social Hall



Turkey, Potatoes,
Wine, Rolls & Santa
will be provided.

Door Prizes

Potluck

Please bring your favorite
dish to share and your
own place settings.



If you want
your child to
receive a gift
from Santa,
please bring
it wrapped &
labeled.



Hosted by
Bob & Tiny
Sand
and
Lois Hardy



PPMC

COMING EVENTS

KNITTIN' KITTENS LADIES' CANASTA

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

MONDAY, DECEMBER 4, 2006

MONDAY, JANUARY 8, 2006

2ND MONDAY DUE TO NEW YEAR'S DAY

SPONSORED BY PAT RUNDELL

BINGO

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

*SECOND WEDNESDAY, DECEMBER 13, 2006
Due to Holidays

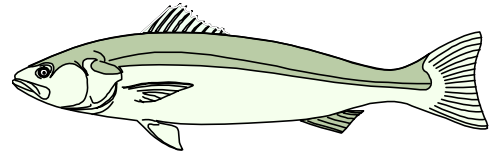
WEDNESDAY, JANUARY 17, 2007

TUESDAY COFFEE

EVERY TUESDAY

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

OPEN TO EVERYONE IN PPMC
COME JOIN THE FELLOWSHIP



IT'S THAT TIME AGAIN
THE STEELHEAD SEASON WILL BEGIN
DECEMBER 1, 2006

through

MARCH 7, 2007

First & Last Day,

Wednesdays, Saturdays, Sundays, & Legal Holidays

Please provide the Office with the names of those
fisherpeople you wish to sponsor for a
PARKING PERMIT while in the Park fishing.

For further information call FISH & GAME
831/649-2870

MEN'S CLUB

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

WEDNESDAY, DECEMBER 6, 2006

CHEFS: KARL RAADIK, DOUG HIPSLEY
& BOB BIENDLE

SPEAKER: SUPERIOR COURT JUDGE - JEFF
ALMQUIST

NEXT MEETING, JANUARY 3, 2007

BOOK CLUB

SECOND THURSDAY EACH MONTH
7:00 P.M. TO 9:00 P.M.

DECEMBER: dark

JANUARY: The Color of Water,
by James McBride

AT CHARLOTTE REYNOLD'S
CALL 423-9583, IF ATTENDING

REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH

NONE IN DECEMBER
AT SOCIAL HALL @ 5:30 PM

JANUARY 20, 2007

VOLUNTEERS FOR FUTURE HOSTING, CALL
LOIS HARDY @ 426-3172

DECEMBER POTLUCK
ANNUAL HOLIDAY PARTY

DECEMBER 17, 2006

SEE FLYER ELSEWHERE IN WITHIN BULLETIN

COMMUNITY GARDEN MEETING

SUNDAY, JANUARY 28, 2007
4 P.M. IN THE SMALL SOCIAL HALL

SEE DETAILS IN
OTHER IMPORTANT INFORMATION

PARADISE PARK

CALENDAR OF EVENTS

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
December 2006			
2-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
2-Sat.	VNA Flu Clinic 9-12	Small Social Hall	VNA
4-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
5-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
6-Wed.	Men's Club 11:30	Small Social Hall	J. Del Core
9-Sat.	Family Holiday Party noon - 10pm	Large Social Hall	B. Sand
12-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
13-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
13-Wed.	Long Range Planning Cmt. 6-7pm	Small Social Hall	P. McDonald
16-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
16-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
16-Sat.	Holiday Party Set-Up	Large Social Hall	B&T Sand, L Hardy
17-Sun.	Holiday Party/Potluck 1:00	Large Social Hall	B&T Sand, L Hardy
19-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
25-Mon.	OFFICE CLOSED - CHRISTMAS		
26 - Tue.	GARBAGE PICK UP		Parkwide
26-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
January 2007			
1-Mon.	OFFICE CLOSED - NEW YEAR'S DAY		
2-Tue.	GARBAGE PICK UP		Parkwide
2-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
3-Wed.	Men's Club 11:30	Small Social Hall	J. Del Core
8-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
9-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
13-Sat. ?	?Job's Daughters Breakfast?		D. Macdonald
13-Sat. ?	?Ring Dancing?		P. McDonald
16-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
17-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
20-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
20-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
20-Sat.	Potluck 5:30 pm	Large Social Hall	M&S Zevanove
23-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
28-Sun.	Community Garden Meeting 4pm	Small Social Hall	D. Brown
30-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
BOARD OF DIRECTORS			
MEETING DATES			
Third Saturday each month			
Executive Session 8:00 a.m.			
Open Meeting 9:00 a.m.			
18-Nov-06			
16-Dec-06			
20-Jan-07			
17-Feb-07			
17-Mar-07			
21-Apr-07			
19-May-07			
16-Jun-07			
Annual Meeting: June 30, 2007			

2006-2007 BOARD OF DIRECTORS
And
OFFICE STAFF

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

Vice President: Joanne Nelson
 Phone: 831/426-1505
 Email: paradise_park_home@yahoo.com

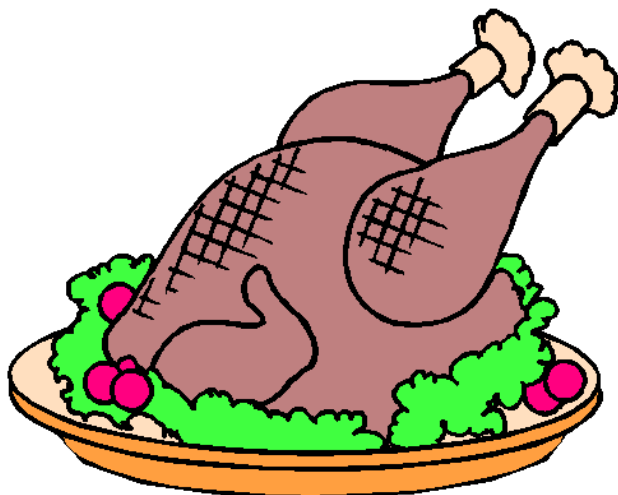
Secretary: Frank Haswell
 Home Phone: 925/552-7095
 Business Phone: 925/837-3320
 Park Phone: 831/454-9105
 Email: tennistime@prodigy.net

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

Recreation: Bill Eckard
 Phone: 831/458-2070
 Email: secretary_ppmc@sbcglobal.net

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
 Office FAX: 831/423-2806.
 Email: secretary_ppmc@sbcglobal.net
 bookkeeper_ppmc@sbcglobal.net
 Website: paradiseparkmasonicclub.org



2006-2007 ACTIVE COMMITTEES

If you wish to be on any of these committees, please contact Bill Lind.

COMMITTEE

CHAIRPERSON

Assessment Study	Malcolm Kirby
Building	Tony Averill
By-Laws	Jacob Koff
Dam	Jean Allan
Election	Lois Hardy
Emergency Response Team	Greg Laskey
Community Safety	Lisa Leong
Communications	Don Moore
CERTs Training	Ted Keller
911 Fire Brigade	Greg Laskey
911 Medical	Diana & Jim Cook
911 Traffic Control	Ray Hoffman
Historical	Barry Brown
Industrial Safety	Pat Herzog
Long Range Planning	Pat McDonald
Orientation	Anna Lind
Past Presidents	Bob Sand
Recreation	Bill Eckard
Staking	Fred Dunn-Ruiz
Streambed Maintenance	Bill Gibson
Tree	Steve Taylor
Water/Roads	George Saam

FINANCIAL REPORT FOR SIX MONTHS ENDING OCTOBER 2006				
	Spent thru Oct.	Budg thru Oct.	Under(+)/Over(-)	Annual Budget
Income:				
Member Assessments	\$225,976	<u>242475</u>		\$484,950
Member Dues and Transfer Fees	\$60,950	<u>21800</u>		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee	\$16,345	<u>3500</u>		\$7,000
Bank Interest	\$6,402	<u>3600</u>		\$7,200
Misc Income, Member Serv, Donations	\$6,980	<u>1250</u>		\$2,500
AT&T Comcast (7% Return)	\$4,032	<u>3350</u>		\$6,700
TOTAL INCOME	\$320,686	\$275,975	\$44,711	\$551,950
Employee Expense:				
Employee Salaries & Bonus/Raise (\$7000)	\$79,999	74125		\$148,250
Employee Benefits	\$17,894	16500		\$33,000
Employer Federal/State Taxes	\$6,755	8000		\$16,000
Worker's Compensaton	\$4,652	7000		\$14,000
Total Employee Expense	\$109,301	\$105,625	-\$3,676	\$211,250
Insurance:				
General Business	\$35,412	26250		\$52,500
Total Insurance Expense	\$35,412	26250	-\$9,162	\$52,500
General Office Expense:				
Supplies/Permits/Gen.Exp.	\$4,092	3000		\$6,000
Postage and Communications	\$4,470	5409		\$10,817
Utilities (Electricity, propane)	\$7,277	7750		\$15,500
Total General Office Expense	\$15,838	\$16,159	\$320	\$32,317
Member Service Expense:				
Water	\$47,122	45000		\$90,000
Security/Safety	\$695	2250		\$4,500
Green Waste/Dump Fees	\$2,572	2250		\$4,500
Bulletin Printing	\$1,890	1750		\$3,500
Trash Removal	\$20,299	23106		\$46,212
Recreational Activities	\$2,900	1500		\$3,000
Total Member Service Expense	\$75,478	\$75,856	\$378	\$151,712
Tax Expenses:				
PPMC Co Prop Tax	\$23,920	24000		\$48,000
State and Federal Taxes/Fees		500		\$1,000
Total Tax Expense	\$23,920	24500	\$580	\$49,000
Repair & Maintenance Expense				
Park R&M Exp (water, trees, roads,tools)	\$17,610	8500		\$17,000
Vehicle Expense (gas, oil, maint)	\$4,585	3500		\$7,000
Building R & M Expense	\$2,760	3750		\$7,500
Equip Rentals, R & M Expense, Fire Equip		250		\$500
Total Repair & Maint Expense	\$24,956	\$16,000	-\$8,956	\$32,000
Other Operating Expenses:				
Accounting/Tax Preparation/Audit	\$5,000	2500		\$5,000
Legal	\$590	2750		\$5,500
Historical Committee	\$222	300		\$600
Other Miscellaneous Expense	\$502	525		\$1,050
Total Other Operating Expense	\$6,314	\$6,075	-\$239	\$12,150
TOTAL EXPENSE	\$291,219	270465	-\$20,754	\$540,929
Net Income = Income - Expense	\$29,467	5511	\$23,956	
Checking/Savings Accounts	\$853,564	SBA Loan 4%, 2028		\$298,927

Board of Directors Draft Minutes
November 18, 2007

1.0 ROLL CALL was at 9:07. Present were President Bill Lind, Vice President Joanne Nelson, Secretary Frank Haswell, Treasurer Allan Melikian, Director At Large Bill Eckard, Manager Bob Koger, and some 30 interested members.

- (a) Invocation was led by Joanne Nelson; flag salute was led by Cal Crawford.
- (b) Consideration of Late Additions to the Agenda; 4e, Open Meeting Policy.
- (c) Report from Executive Session(s), where the Board looked into pets off leash & the off leash area near the Community Garden; owners of off leash animals will have fines placed of \$100 the first time, \$250 each time thereafter. This new fine policy will be placed in the bulletin. Repeated problems are to be banned for the safety of the members. A Fire hazard was reported on an allotment; the member is to be notified. Various memberships have changed due to deaths, demitting, etc. Another meeting re: Loose dog, in order to hear this family's perspective, after one dog had bitten another dog. Remedial action was discussed; fencing was discussed, with a plan to be submitted to the Board for approval or rejection.

2.0 CONSENT ITEMS

- (a) Acceptance of Minutes, October 21, 2006. Pat Herzog requested a change re: the insurance report: it was only the Officers & Directors premium that was doubled. Accepted as corrected.
- (b) Financial Report - October 2006. Allan stated our budget is doing fine; Pat Herzog also shared that ALL delinquent positions were cleared before the new TADs statements went out.
- (c) Executive Session Report - October 21, 2006.
- (d) Members Before the Board - being considered later this afternoon, in Executive Session.
 - 1. Howard W. 'Bud' Ramsey, Jr. buying from Donald Schmidt @ 140 St. Alban Street, 2:45.
- (e) Associate Members Before the Board
 - 1. James W. Leinenbach to Irene Logan @ 272 Keystone Way, 1:45.
 - 2. Susan R. Ramsey to Howard Ramsey @ 140 St. Alban Street, 3:00.
- (c) Alternate Associate Members Before the Board
 - 1. Carol Cohen to Gary Gordon @ 129 Keystone Way, 1:00.
 - 2. James Mayo to Lynda A. Mayo @ 521 St. Ambrose Street, 1:15.
 - 3. Bradley Gerald Grissell to Joanna Hostetler @ 636 St. Augustine Avenue, 2:15.

3.0 MANAGER'S REPORT - Bob Koger

- (a) Monthly Report - The following was completed since my last report: 1, The Water tank at the social hall completed; 2, New drains & downspouts at the office & garage; 3, Retaining wall on the exit road; 4, Drain line from concrete tank below railroad tracks to a drain at the Picnic Grounds; 5, Bench rebuilt on entrance road by crew; 6, Larger billboard installed by powder house built and installed by crew. I will once again ask that all garbage be place in tie bags, then placed in raccoon proof containers. As our rainy season has started please allow extra time when leaving home, and observe the posted speed limits in our park--15miles per hour or less. Since the Board of Directors passed the fine for animals off leash and off allotment The office has received one fine and ordered another, so be reminded members that fines will be assessed. Each member will also be responsible for workers, contractors, & all guests. I am recommending to the Board that our garbage bins in front of the firehouse be taken away, since our permanent members continue to abuse (examples: televisions, furniture, construction debris). The cost to PPMC is \$680 per month.
- (b) Bookkeeper Pat Herzog added that January 2008 the County will have a new garbage company; because it focuses on recycle, up to 75-80 %, therefore it is cheaper than Waste Management. There will be fines for non-recycling. Fred was requested to put in Pat's article on dumpster abuse in the bulletin. An option to counter dumpster abuse is placing a camera at the dumpsters to film offenders, at a cost of about \$1000. Another option is to remove the dumpsters. Another option is to hire a big dumpster once a quarter, etc., to haul away other than kitchen waste. It was suggested to negotiate something of these ideas with the new company.

- (c) 9/30/06 letter to BOD from Manager re: Office Basement Drainage & Gutters.
- (d) 10/13/06 letter to Manager from Bosso Williams re: driving without a license.
- (e) 10/26/06 letter to member from Manager re: 2 vehicles parked w/o stickers; abandoned? One was taken out of the Park, & the other belongs to member's daughter, to be officially stickered.

4.0 UNFINISHED BUSINESS

(a) Committee Reports

1. Assessment - Ad Hoc - Malcolm Kirby; Bill Lind put in the bulletin last month a preliminary selection of methods of payment for the water project assessment. He received 10 replies, including a variety of choices.
2. Building - Tony Averill
 - a. 10/19/06 letter to member from Manager re: raising of home @ 163 St. Bernard Street. The Member to be informed that raising is approved, provided they're insured & have appropriate permits.
 - b. 10/19/06 letter to member from Manager re: raising of home @ 163 St. Bernard Street.
 - c. 10/19/06 letter from Planning Dept. stating invalid complaint re: 643 St. Augustine Avenue.
 - d. 11/01/06 letter from Planning Dept. re: recordation of code violation @ 632 St. Augustine Avenue, because they are in violation.
 - e. 11/06/06 letter to BOD from member requesting protective fence @ 644 St. Augustine Avenue. The situation was discussed in Executive Session this morning.
3. Bylaws - Jacob Koff; not present.
4. Dam - Jean Allan; not present; Fred has received a letter from the Dam Cmt. to put in the bulletin re: the seeking of \$15-20K to fund legal action to acquire a dam. The Board has not received this letter.
5. Emergency Response Implementation Team - Greg Laskey - Not Present
 - a. Community Safety, VIP - Lisa Leong; Barbara Monti requested a safety issue follow-up; Bob states he has never received word from the Board on if to send out the letters generated by Lisa; **Bob is directed to mail them after review by Board Secretary.**
 - b. CERT's Training - Ted Keller; not present.
 - c. Emergency Fire Brigade - Greg Laskey; not present.
 - d. 911 Emergency Response Team - Diana & Jim Cook; not present.
 - e. Traffic Control - Ray Hoffman; C. Vinson fell & had a head injury, which was bleeding badly; Greg Laskey responded first with a pressure bandage, many others responded. & Communications - Don Moore; replacement batteries are needed for at least one radio; Bob Koger said we have received a new supply. There is a 3-year life on most batteries. We still have no signal lights on the Entrance Road, per Bob Koger. Don showed machine downstairs, which still works well. Just need new wire. Piping it in conduit or putting it underground would work. Bob has tried to locate prices for wire. Fred has email on a free-standing system, costing some \$17K. Lease purchase is another option that has not been looked into. In 6 months it could be paid for. BOD will discuss this afternoon.
6. Historical - Barry Brown; not present.
7. Insurance - Patricia Herzog; Pat reports receiving an appraisal from J. Gutierrez for replacement cost; this, submitted to the insurance company allowed for a premium discount of \$11K, so our premium on the covered bridge is again what it was last year.
8. Long Range Planning - Pat McDonald; her committee has been meeting monthly; the committee minutes are in the Office committee meeting binder on the counter for perusal; Pat Herzog is now involved in their meetings, which adds pertinent first-hand information to discussions; there are 3 really big years for expenditures; they are redoing the extended plan for possible implementation beginning in 2008; some items which need doing in 2006, 2007, will be conveyed to the BOD for them to know to be scheduled/budgeted.
9. Memorial - Betty Gladding; not present.
10. Orientation - Carol Blum; happening as we speak.

11. Recreation - Bill Eckard; potluck tonight; Dec. 18th is the Annual Holiday Party, hosted by Bob & Tiny Sand & Lois Hardy; bring a gift wrapped & tagged for 'kids', bring a dish to share; turkey, stuffing, rolls, wine, potatoes will be provided.
12. Safety, Industrial - Pat Herzog; everything going well; the manager & crew are now wearing safety vests when out working.
13. Staking - Fred Dunn-Ruiz
 - a. Current Staking Log; the log held many old stakings that for some reason had never been cleared, & so are listed today. B, c, d, & e can be approved due to no objection; approved. K. Cox @ 445 York Avenue needs finalizing; place on December Agenda.
 - b. L. Coburn sold to L. Laidlaw @ 175 St. Bernard.
 - c. D. Hanning @ 251 Keystone Way.
 - d. K. James @ 664 St. Augustine Avenue.
 - e. Gerlach Estate sold to M. Petty @ 179 St. Bernard.
 - f. J. Nelson @ 640 St. Augustine Avenue. Built in 1948, Mr. Currie always said allotment was in line with the telephone pole across the way. The allotment also touched James' wall on the other end. A non-member is contesting where the lines are. The front door used to be on the side; when the house was elevated, the front door was moved to face the street & there was a parking space along the side where the front door had been. Now the non-member is parking a vehicle there within inches of the house. Fred stated the line is not at the telephone pole, but rather 6' closer to the house. Pat McDonald guessed that her line might not be correct, which might affect J. Nelson's line. This is held over until next month, when ducks can lined up in a row.
 - g. Gr. Logan @ 265 Keystone Way. An 18" encroachment exists on Berkowitz's allotment; the neighbor is not complaining, but just wanted the encroachment noted in both folders. That folder action is approved. On Fred's report is a notation of the encroachment; a letter from Bill Berkowitz has been submitted. Tony Berkowitz says there are 2 red tags on the house. Frank Haswell will write the letter notation for both member folders via Karen/Office.
14. Streambed Maintenance - nothing to report.
15. Trees - Steve Taylor
 - a. Current Tree Log; forester's report just received today. Items C through I approved per committee recommendation; Bob is to notify all affected members.
 - b. F. Dunn-Ruiz @ 400 Cavern; trim only, approved. Bob is to send notice to E. Kipp.
 - c. W. Mette @ 668 St. Augustine. Trim only.
 - d. L. Pevenage @ 670 St. Augustine. Trim 1, 2, 3, 4 only.
 - e. A. Walters @ 200 Keystone Way. Camellia 'tree' removal, being sure to acquire Riparian permits from County.
 - f. M. Coleman @ 381 Hiram Road. Trim only.
 - g. C. Dangreau @ 317 Royal Arch. Remove avocado tree
 - h. L. Laidlaw @ 175 St. Bernard, off allotment; manager to instruct crew. Remove broken section. Bob is to have the crew take care of this.
 - i. L. Laidlaw @ 175 St. Bernard, actually on allotment 177; manager to contact member of 177.
 - j. W. Vinson @ 679 St. Paul; Forester evaluation needed. To return to tree cmt.
 - k. M. Montgomery @ 239 Temple Lane; Forester evaluation needed. To return to tree cmt.
 - l. G. Turegano @ 485 Knight Templar; Forester evaluation needed; to return to tree cmt.
 - m. J. Rundell @ 231 Temple Lane; Forester evaluation needed; to return to tree cmt.
 - n. B. Freeman @ 595 Keystone Way. BOB Manager to connect with owner for removal.
 - o. 10/23/06 letter to B. & H. Kuchen from BOD.
16. Water/Roads - George Saam; not present. Bill Lind reported that the County required full plan check fee went from \$19K down to \$1,160. They did some revision of their numbers.
 - a. 11/03/06 letter to President from W. Thompson re: payment choices.
 - b. 11/07/06 letter to President from B. Scherer re: payment choices.

- c. 11/08/06 letter to President from V. Reinstein re: water project input, feels the assessing system contains inequity, & she wants to know why the system has not changed to her suggestions, dealing with allotment size. The BOD appreciates this input. Board Secretary will send her a letter.
- (b) Treasurer's Report;
- (c) 9/25/06 Request for Safety Fence @ 643 St. Augustine Avenue. Tabled for November meeting, to see if the afternoon Executive session provides a solution. 11/06/06 additional information, includes a sketch of the fence. The BOD discussed this in the morning Executive Session. Fred stated that before we consider allowing fences to protect us from an outside source, we need to first consider dealing with the outside source. Allowing fences deals with the effect, not the cause.
- (d) 10/02/06 letter to BOD from J. Mancini re: Allotment Address Numbers, is an offer by a member to reimburse PPMC for numbers on every allotment, which numbers meet CDF-approved criteria. Conditions for the offer are payment paid upon completion of project, 100% compliance, CDF criteria. No estimate of costs; needs to be acquired by Bob.
- (e) Open Meeting Policy Request. Bob Morgan presented this 2 months ago. The policy is seen as redundant of current actions, per Bill Eckard. Joanne agreed that individual boards have set the open meeting policy, & we are conforming. Frank was concerned that this recommendation did not come through the committee process, but via an individual. Policy has come through open sessions. Allan has no problem putting meetings in open form; although it might be setting boards up for a problem. Bob Morgan stated that business is still being done via closed sessions which need not be, such as discussing emergency traffic lights. Bill Uber suggested discussion/arguing is better done in closed session, for ease of board & not using up open meeting time, as long as the conclusion is reported to open session. John Mancini thinks all subjects must be discussed in open session, except those items defined in Davis-Sterling. Bill Eckard suggested the BOD carries over some items to executive session due to lack of detailed information needed to make a decision, such as definite cost details of the traffic lights. Charlotte Reynolds is afraid we might lose rights via closed meetings. Allan feels if open meetings might get rid of rumors, then it is worth as many open meetings as possible. B. Uber has seen specific agendas forced on previous boards. Vote results of boards are soon open to all of us, following private discussions. We voted for the board members to conduct our business. Joanne stated there are many hours of preparation work done by each Board member in order to make a fully informed decision. If all that preparation was needing to be done 'in public', then boards wouldn't get anything done. It was moved & seconded to accept the statement of policy as stated; approved as written.

5.0 NEW BUSINESS

6.0 DISCUSSION

7.0 INFORMATION

- (a-e) **Member Change:** none
- (f) **Members Pending** (see attached listing).
- (g) 10/16/06 Incident Report re: Obstruction of Traffic on Keystone Way, Section 3.
- (h) 10/19/06 Incident Report re: Speeding & Flipping Members off, Section 4 & on.

8.0 CORRESPONDENCE

- (a) Correspondence Log
- (b) 10/16/06 letter to President from L. Ames re: Concerned Members of Paradise Park.
- (c) 10/17/06 letter to President from St. Citizens Legal Svcs. Re: S. Reddick's final construction checklist.
- (d) 10/22/06 letter to BOD from Laskey Family re: loose dog, Section 4.
- (e) 10/22/06 letter to BOD from Laskey Family re: parking in PPMC, Section 4.
- (f) 10/23/06 letter to E. Simas from BOD re: allotment size request, Section 3.
- (g) 10/25/06 letter to G. Laskey from BOD re: loose dog, Section 4.
- (h) 10/27/06 letter to Concerned Members of Paradise Park from D. Hipsley re: your letter.
- (i) 10/28/06 letter to President from E. Simas re: destruction of embankment, Section 3.

10.0 ADJOURNMENT 10:54

For Sale By Member

Member's improvements offered for sale as of **November 30, 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			
411 Keystone Way	B. Scott Contact Martha Wiseman 831/429-1909	\$345,000 No Financing	1 ½ BA, 2 BR, 975 sq ft improvements, approx. 4,808 sq ft allotment, Tiled kitchen, carpeted living room & bedrooms, open beamed ceiling, knotty pine interior, wall mounted propane gas heater.
437 York Avenue	Alcinda Walters 831/425-2842	\$283,000 Firm No Financing	Priced to sell. Must see. 3BR 2BA home. New floors throughout, new interior paint, all new appliances, new forced air heater, new custom fireplace, new water heater, new deck w/hot tub, lg eat-in-kitchen w/skylight & beautiful Victorian ceiling, lg balcony off master BR, 2 car carport w/shed. Lots of storage & closets. Great location near playground & bridge. Low maintenance. 1522 sq ft improvements. Great cement septic.
439 York Avenue	Lloyd L. Ames Shown by Appt. only; contact Alcinda Walters 831/425-2842	\$349,000	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, 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. New septic/leach fields when remodeled.
453 York Avenue	Mike Mollica 831/460-9338	\$125,000 No Financing	Quaint contemporary cottage in sunny location. 1BR, 1BA, + extra room. Modern upgrades of insulation, new pellet stove & cement septic. Lots of windows with window treatments + washer/dryer, refrigerator, ceiling fans, carpet. New kitchen cabinets/countertops. Excellent starter, vacation, or small family home.
SECTION 2			
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 225,000 No Financing	1 BA, 2 BR, 1,872 sq ft improvements, large carport/storage area & tool room, small yard, semi-furnished, covered patio, includes 2 propane wall heaters, washer/dryer, refrig., oven, wood burning stove insert; septic tank in good condition.
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			
SECTION 4			
680 St. Paul Street	John Meredith To view, call Alda Houchin 831/426-3910	\$150,000 No Financing	1BA, 2BR, 1,350 sq ft allotment, 741 sq ft improvements, new propane furnace & septic tank/leach line 3 yrs ago, no usage since; completely furnished & ready to move in; everything on & in the property is included in the sale. Appraisal report is available to be seen by prospective buyer.
SECTION 6			
140 St. Alban Street	Don Schmidt 831/458-0663	\$275,000 SALE PENDING	2BR 2BA 5,000 sq ft allotment, 1,200 sq ft improvements, built in 1997, established garden, lots of sun, big 2 parcel lot, on House Tour 2 years, elec. Stove, refrigerator, washer-dryer, window treatments.

MEMORIAL FUND COMMITTEE

WILMA VINSON, PHYLLIS GREEN,
BETTY BLADDING, AND ALDA HOUCHEIN

WE WELCOME SUGGESTIONS FOR MEMORIALS
DONATIONS ACCEPTED AT THE PARK OFFICE

MAKE CHECKS PAYABLE TO MEMORIAL FUND