



HAPPY NEW YEAR

BULLETIN BOARD

JANUARY 2007

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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

PARADISE PARK MASONIC CLUB BULLETIN BOARD

JANUARY 2007

BILL'S BANTER

Bill Lind

The swamp in the Picnic Grounds has been lined with rock, with a bridge across it. It looks really nice. Go take a look at the work and thank Bob's crew for a good job.

The rock wall on the exit road was completed on schedule.

The plan check application has been denied due to some items the fire department wants changed on the drawings. One water line change from 4 inch to 6 inch and hydrants from 4 inch to 6 inch. Another is location in a couple of places. In talking with Ifland Engineering the infractions are minor and we should have the plan check completed before the next Board Meeting.

The County refunded \$19,708.00 as promised. The refund was because they over-charged the Park for the plan check. We thank them for being straight forward.

Jean Allan has been working to get the dam at Middle Beach in place during the summer months. We have just signed a contract with Cypress Environmental to give us a required analysis of the river before Fish and Game will let the Park obtain a streambed alteration permit to put in the dam. The contract will be paid from donations.

The Board approved a wireless signal system which is portable and can be used on either the entrance or exit roads. The cost is near \$17,000.

On Memorial Day weekend we are going to have a refuse bin for Park member's use. Recently the garbage bins are being filled with items other than garbage; i.e. furniture, cushions, construction waste, lamps, coffee pots, etc.

Have a great holiday season and a Happy New Year! May the Lord above shine his bright light of love and happiness over you this coming year!

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

BOARD OF DIRECTORS MEETING DATES

Third Saturday each month
Open Meeting 9:00 a.m.

January 20, 2007
February 17, 2007

Annual Meeting: June 30, 2007

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.

AD HOC COMMITTEE: The Board has formed an Ad Hoc committee to expend the bequeath of the Vance Haswell estate. One of the purposes is to upgrade the Social Hall. If you have any suggestions for this committee, please contact Frank Haswell by writing to 533 Paradise Park or by email: tennistime@prodigy.net

VOLUNTEERS NEEDED FOR THE EMERGENCY RESPONSE TEAM: If you are interested in being trained in use of the Defibuator and CPR, please contact Ted Keller at 831/425-2646 or by mail at 12 Paradise Park.

GARBAGE PICKUP ON TUESDAY DECEMBER 26 AND JANUARY 2ND: Garbage pickup is on Monday except when Christmas and New Year's Day fall on a Monday.

CHRISTMAS TREE PICK-UP: Christmas tree pick-up is being negotiated with Waste Management. Look for details on the Office Bulletin Board

CONSTRUCTION PROJECT PROCESS: If you plan any remodeling, repair or maintenance of your home, in order to reduce, minimize, or alleviate possible conflicts with your neighbors please do the following:

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

There is a variety of County Building Code requirements and Park-related concerns that may be involved, depending on the scope of your specific plans. Drawings and/or sketches may be required. Please follow these guidelines.

MEMBER ALERT: Re: Propane Prices

Carol Blum, at our last board meeting pointed out the wide change in her billing between the last two bills. She called the company and had her bill lowered. At our board meeting with an open discussion we found that several members were paying less than she was and there was general agreement that the price was approximately \$1.99 per unit. Also the annual "rental" fee seemed to range from \$1.00 per year up to \$42.00 per year for the tank. *STUDY YOUR BILL CAREFULLY.* The Board will see about a uniform (or at least consistent) pricing policy for all our members and we will keep you informed.

MANAGER' S REPORT

December 16, 2006

This past month has seen your Board acting on a variety of problems.

One of the most important was a special meeting called by Mr. Bill Lind to discuss our lack of traffic lights.

As most of you know I underwent surgery to correct a detached retina in my right eye. During my recovery I ask for your continued support. I wish to thank our Office Staff, along with Bill Lind and Bill Uber who have been overseeing the daily operations during my recovery.

Our crew has worked hard to prepare our Park for winter, and I am amazed at the effort put forth by just two men. The Crew and I hold regular meetings on how to improve our Park, and I value their ideas.

Work is in progress on the Picnic area, and once completed I know all will be pleased.

I am acquiring bids on a refuse bin rental to be placed in our parking lot four times yearly for household debris, there will be an additional cost to those using this method of disposal.

Merry Christmas and Happy New Year to all.

Respectfully, *Bob Koger*

OTHER IMPORTANT INFORMATION

COMMUNITY GARDEN MEETING: First let me (Diane Brown) congratulate all you wonderful gardeners this year! What a beautiful, bountiful garden! It was such a blessing to see what everyone had grown -- a joy to the heart and soul!

So now put away the rainy day blues...spring will be here soon! Come join the fun and grow your own vegetables or flowers! Mark your calendars and dig out the seed catalogues! There will be a meeting about the Community Garden on Sunday, January 28, 2007 at 4 p.m. in the Small Social Hall! We will reserve boxes, set a date or two for a work party, discuss our guidelines, fees (\$10 for returnees and \$20 for new members last year), the possibility of obtaining real compost boxes and the expansion of the garden.

Everyone in the Park is welcome to participate; all you need is a desire to garden and a willingness to contribute to the upkeep and expansion (if needed) of the Community Garden. Present members, please email me to let me know if you'd like to keep your box or boxes so I can have that information ready at the meeting: dianestreehouse @ sbcglobal.net. If you're thinking of joining us just come to the meeting!!!

DAM IT: The outlook is very promising for having a dam at Middle Beach for the summer of 2007. Donations have funded every bit of the way so far (paying for attorney fees and reports). Now we need your help to continue the process. If you, your family, grandchildren, etc. enjoy the beach, please DONATE whatever you can to the DAM FUND. Send your check to the Park Office (Attention: Dam Fund). See the detailed information elsewhere in this Bulletin.

JANUARY POTLUCK: Due to lack of hosts, this potluck has been cancelled. If you would like to volunteer for the February or other future potlucks, contact Lois Hardy at 831/426-3172.

YEAR END BONUSES: If you would like to give a year-end bonus to any of our regular delivery persons, put a check (and note, if you like) in an envelope addressed to the service (i.e. Sentinel, Van Gas, Waste management, etc.) at 152 Paradise Park. A local elf will see that the tip is delivered.

COMING EVENTS

KNITTIN' KITTENS
LADIES' CANASTA

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

MONDAY, JANUARY 8, 2007
2ND MONDAY DUE TO NEW YEAR'S DAY

MONDAY, FEBRUARY 5, 2007

SPONSORED BY PAT RUNDELL

BINGO

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

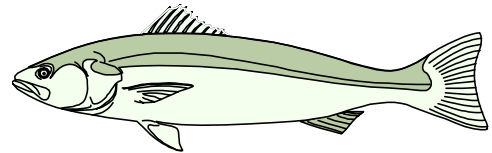
*SECOND WEDNESDAY, JANUARY 17, 2007
Due to Holidays

WEDNESDAY, FEBRUARY 21, 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 HAS BEGUN
through
MARCH 7, 2007

OPEN: 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 more info: call FISH & GAME 831/649-2870

MEN'S CLUB

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

WEDNESDAY, JANUARY 3, 2007

CHEFS: FRANK CONTI & BILL UBER
SPEAKER: PAUL BINDING OF DEPT. OF AGRIC.
ON MOSQUITOES AND BEES

NEXT MEETING: LADIES NIGHT
FEBRUARY 10, 2007

BOOK CLUB

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

JANUARY 11, 2007

The Color of Water,
by James McBride

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

FEBRUARY BOOK: ???

REGULAR POTLUCKS

HOSTS NEEDED

THIRD SATURDAY OF EACH MONTH

JANUARY 20, 2007

CANCELLED DUE TO NO HOST

NEXT: FEBRUARY 17, 2007

AT SOCIAL HALL @ 5:30 PM

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

COMMUNITY GARDEN MEETING

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

SEE DETAILS IN
OTHER IMPORTANT INFORMATION



**Men's
Club**

**Saturday,
February 10, 2007
5:00 PM - Appetizers
6:00 PM - Dinner**

**Cost: \$15.00
for Men**

*All Ladies of Paradise Park
Are Invited Free*

**Come and enjoy a Great
Dinner - Fellowship
and a Evening of Fun**

Furnished by the Men's Club

**R.S.V.P. by Monday, February 5th
Sign Up List at Office or Call
Joe Del Core - 469-3747**

**PARADISE PARK
CALENDAR OF EVENTS**

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
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
6-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
6-Sat.	Gathering?	Small Social Hall	L. Laidlaw?
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
14-Sun?	?Rainbow Breakfast?		L. Swanson
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	host needed-see L. Hardy
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
February 2007			
3-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
5-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
6-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
10-Sat.	Men's Club Valentine's Party 4-6pm	Large Social Hall	J. Del Core
11-Sun.	?Job's Daughters Breakfast?		D. Macdonald
13-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
17-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
17-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
17-Sat.	Potluck 5:30 pm	Large Social Hall	host needed-see L. Hardy
20-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
21-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
27-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman

- - **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 dunnruiz@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 the entire Paradise Park Community,
This is to announce the opening of the St. Francis Listening Lounge Community Mediation Services. Starting Dec 25th, 2006 professional mediation services are available to any Paradise Park member, resident, or extended family member. All services are 100% FREE 100% CONFIDENTIAL 100% VOLUNTARY For more information contact: 175 Paradise Park or [<tsanand@ucsc.edu>](mailto:tsanand@ucsc.edu)
Let us work together to dispell whatever spirit of discord that may here arise! ---Tripura Anand

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**

2006-2007 ACTIVE COMMITTEES

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

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

For Sale By Member

Member's improvements offered for sale as of **December 22, 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			

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>			
Lynda Kay Glassey	12/04/06	Barry Ellsworth	104 Keystone Way
<u>ASSOCIATE MEMBER</u>			
Russell Craig Robinson	06/28/06	N. Shirley Reddick	163 St. Bernard Street
<u>ALTERNATE ASSOCIATE MEMBER</u>			
Linette Debra Quist	03/27/06	Shirley Reddick	163 St. Bernard Street
Robert Charles Stern	03/02/06	Victorine Propp	135 St. Alban Street

FINANCIAL REPORT FOR SEVEN MONTHS ENDING NOVEMBER 2006					
		Spent thru Nov.	Budg thru Nov.	Under(+)/Over(-)	Annual Budget
Income:					
Member Assessments		\$263,816	282888		\$484,950
Member Dues and Transfer Fees		\$42,808	25433		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee		\$2,745	4083		\$7,000
Bank Interest		\$6,980	4200		\$7,200
Misc Income, Member Serv, Donations		\$7,980	1458		\$2,500
AT&T Comcast (7% Return)		\$4,032	3908		\$6,700
TOTAL INCOME		\$328,363	\$321,971	\$6,392	\$551,950
Employee Expense:					
Employee Salaries & Bonus/Raise (\$7000)		\$79,999	86479		\$148,250
Employee Benefits		\$17,894	19250		\$33,000
Employer Federal/State Taxes		\$6,755	9333		\$16,000
Worker's Compensaton		\$5,415	8167		\$14,000
Total Employee Expense		\$110,064	\$123,229	\$13,166	\$211,250
Insurance:					
General Business		\$40,137	30625		\$52,500
Total Insurance Expense		\$40,137	30625	-\$9,512	\$52,500
General Office Expense:					
Supplies/Permits/Gen.Exp.		\$4,052	3500		\$6,000
Postage and Communications		\$4,587	6310		\$10,817
Utilities (Electricity, propane)		\$7,541	9042		\$15,500
Total General Office Expense		\$16,181	\$18,852	\$2,671	\$32,317
Member Service Expense:					
Water		\$53,243	52500		\$90,000
Security/Safety		\$695	2625		\$4,500
Green Waste/Dump Fees		\$2,872	2625		\$4,500
Bulletin Printing		\$2,252	2042		\$3,500
Trash Removal		\$21,663	26957		\$46,212
Recreational Activities		\$2,940	1750		\$3,000
Total Member Service Expense		\$83,665	\$88,499	\$4,834	\$151,712
Tax Expenses:					
PPMC Co Prop Tax		\$27,960	28000		\$48,000
State and Federal Taxes/Fees		\$82	583		\$1,000
Total Tax Expense		\$28,042	28583	\$541	\$49,000
Repair & Maintenance Expense					
Park R&M Exp (water, trees, roads,tools)		\$18,104	9917		\$17,000
Vehicle Expense (gas, oil, maint)		\$5,505	4083		\$7,000
Building R & M Expense		\$2,906	4375		\$7,500
Equip Rentals, R & M Expense, Fire Equip			292		\$500
Total Repair & Maint Expense		\$26,515	\$18,667	-\$7,848	\$32,000
Other Operating Expenses:					
Accounting/Tax Preparation/Audit		\$5,000	2917		\$5,000
Legal		\$590	3208		\$5,500
Historical Committee		\$222	350		\$600
Other Miscellaneous Expense		\$438	613		\$1,050
Total Other Operating Expense		\$6,249	\$7,088	\$838	\$12,150
TOTAL EXPENSE		\$310,853	315542	\$4,689	\$540,929
Net Income = Income - Expense		\$17,510	6429	\$11,081	
Checking/Savings Accounts	\$1,104,162		SBA Loan 4%, 2028		\$298,138

Board of Directors Draft Minutes

December 16, 2006

Edited by Frank Haswell

1.0 ROLL CALL at 9:05; 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 20-30 interested members.

- (a) Invocation was led by Joanne Nelson; flag salute was led by Charlotte Reynolds.
- (b) Consideration of Late Additions to the Agenda; the lights on Entrance & Exit roads; garbage bins; Carol Blum re: Amerigas Propane charges at PPMC rate; gazebo discussion.
- (c) Report from Executive Session(s); Nov. 18, 2006, a dog enclosure was discussed & approved; a group of members reported their perspective of the dog attack; an application for membership via telephone interview was not acted upon until the applicant appears in person per the Bylaws; others approved were Carol Cohen, James Mayo, & Connie LaMar; a Prospective applicant was not approved for membership; and another was to be notified that his application is viewed as void due to non-appearance at 3 agreed-upon meetings, & he may apply at later time per all standard membership procedures.

2.0 CONSENT ITEMS It was moved that items a-f be approved; accepted. The proposed members will be interviewed after the Open Meeting, after which each will be voted. Each were approved for membership.

- (a) Acceptance of Minutes, November 18, 2006.
- (b) Financial Report – November 2006.
- (c) Executive Session Report – November 18, 2006.
- (d) Executive Session Report – October 28, 2006
- (f) Executive Session Report – August 19, 2006
- (g) Executive Session Report – July 2006
- (h) Members Before the Board
 - 1. Howard W. 'Bud' Ramsey, Jr. from Donald Schmidt @ 140 St. Alban Street, 1:45.
- (i) Associate Members Before the Board
 - 1. Dale Bradshaw to Michael Bradshaw @ 662 St. Augustine Avenue, 2:30.
 - 2. Elizabeth 'Betty' Kimble to Barbara Scott @ 183 St. Bernard Street, 2:00.
 - 3. Susan R. Ramsey to Howard W. 'Bud' Ramsey, Jr. @ 140 St. Alban Street, 1:30.
- (j) Alternate Associate Members Before the Board
 - 1. Pamela Jo Hurd to Samuel C. Taylor, Sr. @ 415 Joppa Street, 1:15.

3.0 MANAGER'S REPORT: Monthly Report, Manager Bob Koger reported that the lack of traffic lights is being addressed by the Board. The crew is preparing the Park for the winter, getting huge amount completed. Bob thanked Bill Uber for overseeing the Park during his eye surgery & recovery. The garbage bins misuse and solutions are being investigated.

4.0 UNFINISHED BUSINESS

- (a) Committee Reports
 - (1) Assessment – Ad Hoc – Malcolm Kirby; not present; nothing yet available to report.
 - (2) Building – Tony Averill; listed in this section of the Agenda are only county communications to people in the Park; Allan Melikian reviewed that the Board is not a watchdog for this process between the county Planning Department & Park individuals, and that some people have been turned in to the county by other members, apparently based on neighbor dispute. Allan suggested that actual safety issues might be appropriate to report to the county; vindictive items are less appropriate, either within the Park or to the county. People are supposed to go through the Park Office/Manager for procedure & paperwork prior to ANY construction. Some people claim they had no idea that PPMC has a building procedure. The Planning Department will NOT approve any plan that has not cleared PPMC procedures first. Fred is to put yet another building procedure notice in the bulletin.
- (a) County Change Order @ 246 Washington Avenue
- (b) County Alleged Building etc. Code Violation @ 265 Keystone Way
- (c) County Recordation of Code Violation @ 395 Hiram Road
- (d) County Building Permit Expiration @ 615 St. Augustine Avenue
- (e) County Recordation of Code Violation @ 632 St. Augustine Avenue

- (f) County Alleged Building etc. Code Violation @ 640 St. Augustine Avenue
- (3) Bylaws – Jacob Koff; John Mancini commented that nothing has been done, although in his personal opinion the currently published Bylaws are out of date & a revision of the Rules & Procedures has not been done. Pat Herzog, a member of committee will contact Jacob about this issue.
- (4) Dam – Jean Allan reported they are cautiously optimistic that we may have our dam this coming summer. They believe they are on a path working with Fish & Game working to get the dam. They hired an environmental consultant to help us get permission for the dam. The last bulletin gave a little history of how we arrived to where we are. It is very difficult to have F&G move faster than glacially slow. F&G has recently given us direction as to the way to go, so we are not presently at loggerheads with them. \$4,700 is left from the original contributions; it was estimated that \$6K would be needed; we have pledges for the additional needed sums. Acquisition of the dam is important for both recreational and safety considerations.
- (5) Emergency Response Implementation Team – Greg Laskey; not present.
- (a) Community Safety, VIP – Lisa Leong; not present.
- (b) CERT's Training – Ted Keller; not present.
- (c) Emergency Fire Brigade – Greg Laskey; Pat Herzog stated we have no insurance on volunteers or this equipment; these are not covered because 2 years ago, after a lawsuit, we had trouble getting any coverage, as some insurers withdrew because of a fear of future lawsuits, & our broker was not able to acquire this type of coverage. With no coverage we can't respond with this equipment. There is an insurance named Retired Firefighter insurance which might be available through Gary Pirkig; Pat could set up a meeting through him with the Board. Pat is to set up for January meeting, 8:00 or 1:00, for fire containment only.
- (d) 911 Emergency Response Team – Diana & Jim Cook; not present.
- (f) Traffic Control – Ray Hoffman; we had three 911's, one medical, one needing assist after a fall, one a limb on power lines. We really need more Go-Bag responders, since we only had one responding to the last alert. Soon we will all need recertifying & more volunteers to be trained via Ted Keller; & Communications – Don Moore, he commends our radio communication system, which is an FM quality system, in very good shape.
- (6) Historical – Barry Brown; not present.
- (7) Insurance – Patricia Herzog ; all going well.
- (8) Long Range Planning – Pat McDonald; she recently gave the minutes of the previous meeting; John Mancini reported that the committee is asking the Board for a 1 ½ hour closed session meeting for presenting & discussing ideas they have come up with for assessment methods; it was suggested the meeting be held one evening after the first of the year; there was some discussion of whether it can be closed or not; open meetings will be held later & frequently for full membership orientation.
- (9) Memorial – Betty Gladding; gazebo, Bill Eckard was wondering what the results of the committee's meeting for further pondering was. Wilma Vinson reports they decided it is best to have vinyl & best to have it at the Office for greatest/longest usage. If it was bigger, the project would need a permit; if it was wood it would require upkeep & placing in the Picnic Grounds would require greater upkeep. The committee is asking the Board to reconsider; others chimed in with their opinions, pro & con both materials & locations.
- (10) Orientation –Carol Blum; currently orienting 3 people.
- (11) Recreation – Bill Eckard; doing well financially; Sunday is the Annual Holiday Party at 1:00; turkey, potatoes, wine, rolls, & Santa are provided; bring a dish to share & your own place setting; bring a gift wrapped & labeled for Santa to distribute to your child; hosts are Tiny & Bob Sand & Lois Hardy.
- (12) Safety, Industrial – Pat Herzog; deferred to Bob Koger, who reported the crew are wearing safety vests at all times, getting on & off equipment with clean shoes, safety glasses are used; earplugs could be acquired. We currently supply rubber boots & raingear. Steel-toed boots, at \$100, are not currently issued. Insurance has not commented, but if they are required, we should supply them. Bob is to check into if we need the steel-toed boots & what \$ amount we need.
- (13) Staking – Fred Dunn-Ruiz
- (a) Current Staking Log, motion was made to approve items d, e, f, g, i, j, l, approved.
- (b) K. Cox @ 445 York Avenue, old staking not yet cleared; Fred is to meet with John Mancini to review his information.

- (c) 140 St. Alban Street; Mrs. Coit had historical comments; Fred found her information valid; there is about 4 feet that is on Assessor's map, but not there in reality; Fred will have a revision for next month.
- (d) 185 St. Bernard Street; approved.
- (e) 183 St. Bernard Street; approved.
- (f) 187 St. Bernard Street; approved.
- (g) 340 The Royal Arch; approved.
- (h) 341 The Royal Arch; Vi Allan had concern about the small portion at the back; she is not able to be down to check it out this month; please hold until next month.
- (i) 581 Scottishrite Avenue; approved.
- (j) 640 St. Augustine Avenue; approved.
- (k) 664 St. Augustine Avenue- approved last month.
- (l) 651 St. Augustine Avenue; approved.
- (m) 11/28/06 letter re: transfers of common ground. Myron Coleman spoke to his letter contents, re: compensation for transfer. Bill Lind reviewed that a member needed setback for county requirements to rebuild a deck, toward the river, in an area filled with rocks, weeds, etc.; the Board decided to extend all allotments along there some 15' further toward the river; this changed no usage by anyone. This reflects back on designated areas; the highwater mark does not qualify. It was suggested by Jean Allan that an adequate compensation might be a nominal \$1. Another suggest was a "hand shake and a thank you".
- (14) Streambed Maintenance – no report; can't do anything until June of next year. DELETE FROM AGENDA.
- (15) Trees – Steve Taylor
 - (a) Current Tree Log
 - (b) 572 King Solomon Drive; approved per cmt./forester's notes.
 - (c) 239 Temple Lane; approved per cmt./forester's notes.
 - (d) 123 Keystone Way; approved per cmt. report.
 - (e) 231 Temple Lane; cmt. & BOD disapproved.
 - (f) 679 St. Paul Street; approved per cmt./forester's notes to remove one tree & stump.
 - (g) 485 Knight Templar; approved per cmt./forester's notes.
- (16) Water/Roads – George Saam; not present. Bill Lind reported that we have received from the county the \$19,700 refund on plan check for permit. The Permit has been denied; this is not all that unusual, just a minor overlooked hydrant adjustment for Ifland; nothing serious; Ifland will adjust plans this week; the plan check should be completed within a week or two.
- (b) Treasurer's Report; Allan says we are doing fine, within the budget; we have received a little less income, due to fewer new members so far this year.

5.0 NEW BUSINESS

- (a) Report on 'Concerned Members of PPMC' letter, by L. Raadik & B. Uber; postponed to JANUARY AGENDA.
- (b) Amerigas, Carol Blum reporting on their per gallon rate; their bills need to be per the PPMC rate; Amerigas is frequently not consistant in their per gallon billing; all Park users of at least both Amerigas & Suburban are supposed to get the 'cooperative' rate. We have buying power if we're organized, especially via a written contract, which was suggested by Amerigas some years ago to John Mancini that we could pay some predetermined number of cents over the refinery price. John had received a letter to that affect and now will share it with the park.. Frank will write something for Fred to place in the bulletin. John & Pat Herzog will research/bring a copy to the Office of the pertinent letter in his/their possession.

6.0 DISCUSSION

- (a) Garbage bins; beautify/camouflaging bins, referred to Diana Cook in July. It is suggested to plant shrubbery all along Keystone Way, in front of the parking area just past the Office, to hide the garbage bins & the recycle cans; the suggestion is a hedge, of native bushy plants, such as camellias. Sharon Sand Pannepacker has expertise in this area & is willing to investigate. Jean Allan will convey Sharon's suggestions to Bob Koger. Bob is looking into renting a dumpster several times a year to enable Park residents to dump household debris. \$550 for one large dumpster. Saturday of Memorial Day weekend would be good time. Approved. The Park Manager is to organize this project.

- (b) Signal Lights; Bob Koger reported replacement costs; for buried cable the cost would be \$16,483, for materials & outside trenching for just the Entrance Road. An alternative is wireless signal lights, with extra batteries, which could cover both the Exit OR Entrance road OR any needed area, at a cost of \$17K, plus shipping, which could be negotiated. It was also suggested to install a pad with an I-bolt anchor at each likely-needed location/system, to be able to chain the mobile signal light against theft. Bill Uber stated this system has a 5-year warranty, which we could negotiate to start the 5-year period when usage starts. The company can do set up, start up, education on the system, & it has a tech on duty 24/day, for call up assistance. Lease option is being checked on; we haven't yet received promised emailed information. Bill Lind had a committee meet to discuss these possible solutions, including Don Moore, Bill Uber, Joanne Nelson, Bob Koger, and Bill Lind. A motion was made that Bill Uber, Bill Lind, & Bob Koger check into the portable system & act accordingly, spending up to \$17,500, including freight.
- (c) grant to acquire money to repair bridge; Bill Lind reported there is a grant investigation/writing meeting in Monterey, the first part of next year, perhaps in January, which Cindy Crogan & Fred Dunn-Ruiz could attend. It was reminded that we had previously investigated something similar, and the conclusion found was that anything connected to state or federal money, we're not eligible due to being private property.
- (d) Allan reported that a mediation non-profit service was suggested by Tripura Anand. The Board has talked some on the possible setting up of something completely independent of PPMC. They are exploring this non-profit service, to see if it might work for us. The Board would not be involved, but could okay this group & recommend a couple of groups, so members could check with the Office for information on a list of mediation services, to take advantage of one of these suggested groups.

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) 11/11/06 Incident Report re: dog loose @ 216 Keystone Way; 1st fine levied.
- (h) 11/17/06 Incident Report re: stump set on fire behind 682 St. Paul.
- (i) 12/04/06 Incident Report re: dangerous/fast driving close to pedestrian @ 285 The Royal Arch.
- (j) 12/07/06 Incident Report re: dog loose from 216 Keystone Way; 2nd fine levied.
- (k) 12/08/06 Incident Report re: truck parked over new Social Hall trenching of buried water pipe.

8.0 CORRESPONDENCE

- (a) Correspondence Log
- (b) 11/21/06 letter to E. Simas from President re: video cameras.
- (c) 11/21/06 letter to G. & B. Laskey from President re: dog run.
- (d) 11/28/06 letter to President from E. Simas re: violation of settlement agreement.
- (e) 11/28/06 letter to Manager from R. Wunce re: cutting ivy back from road.
- (f) 11/30/06 letter to Manager from E. Simas re: vegetation encroaching on visibility.
- (g) 11/29/06 letter to T. Berkowitz from BOD re: lot encroachment.
- (h) 11/29/06 letter to J. Leinenbach from BOD re: application for associate membership.
- (i) 11/29/06 letter to J. Hostetler from BOD re: abandoned vehicle.
- (k) 11/29/06 letter to B. Grissell from BOD re: abandoned membership application.
- (l) 11/29/06 letter to V. Reinstein from BOD re: voting & payment of any approved assessment.
- (m) 12/06/06 letter to E. Simas from President re: session reactions.

9.0 EXECUTIVE SESSION – PART 1, 8:00 am

See attached Agenda

EXECUTIVE SESSION – PART 2, as needed.

10.0 ADJOURNMENT 11:37