

Paradise Park Masonic Club

October/November 2010

GREETINGS FROM GAYLE

This month I'm going to address an issue that comes up from time to time. Every so often you hear members talking about dissolution of Paradise Park. Some members believe this would result in their owning the real estate under their improvements. What would happen, in fact, is the sale of the property and each member would receive 1/391st as their share. Read below:

From page 21 of the Bylaws;

PROCEDURE FOR DISSOLUTION

Any decision to voluntarily dissolve PPMC shall be determined by a vote of the Members in accordance with the Corporation Code. Upon dissolution, either voluntary or involuntary, of PPMC and, after the payment of all corporate debts, its properties shall be sold and converted into money which shall be distributed among the Members as follows: all moneys received from the sale of all the properties of the Corporation, of whatsoever kind or wherever situated, shall be distributed ratably among the Members who are registered owners and holders of record on the books of the Corporation of a Membership Certificate in the Corporation at the date of the dissolution. The basis of ratably distribution, in such an event, shall be fair market value of each Member's allotment used for the determination of the

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annual operating assessment on such allotment and in effect for at least one (1) year prior to the occurrence requiring and/or calling for the determination to dissolve in addition to the full county appraisal of the improvements on the allotments for tax purposes.

Our Halloween Party was a success. A special thank you to the Dangreau's, Alcinda Walters, Millie and Jason Morgan, Marty and Debbie Miller and Heidi Paris. I hope to see you all at the Holiday Party this month.

October/November Managers Report – Cyndy Crogan

The rains arrived as we continued to prepare for winter, finishing up painting 99% of the exterior of the Social Hall. We completed the rebuilding and repair of the latticework at the exterior of the Picnic Ground bathrooms. We oiled the large redwood picnic tables, completed the restoration and repainting of almost all our Park benches. We repainted the front entry sign and re-installed it adding a small roof to inhibit decay. The asphalt company paved the streets at areas where redwood roots were removed just before the first rain. During Fall, when the redwoods are shedding, temporary dumpsites were opened Oct.-Nov. throughout the Park to handle excessive amounts of redwood feathers. The dumpsites close on December 1st. I appreciate everyone's cooperation by adopting green landscaping behavior. Redwood feathers as mulch and ground cover is an essential component of our forest system. Tim Heer has completed the first segment of the water project audit and turned it over to the next group to complete. We're hoping to have a report available soon. Thanks to all who have volunteered and shown up to carry this project through. We are changing the structure of the office and have hired a new Office Administrator, Annie Levy. I want to thank Dawn Shouquist for her years of service to the Park. Dawn has been a shining light to all who have come to know her. Returning from Thanksgiving we've learned that both Ballot Proposals passed. Details can be found in the Bulletin. Our yearly water use is now over \$100k with hints of an increase from S.C. City Water Dept. in the near future. Our efforts to conserve water benefit everyone. We're asking everyone to please help us update our Members files by submitting a sketch of the location of your new water shut-off box in Case of Emergency. Please include a sketch of any new location for your septic system too. If you're interested in being contacted in case of flood or fire please register directly by calling Netcom's Reverse 911 system. Please see details in this Bulletin. We've begun inspecting and repairing drains around the Park. We're waiting for a week without rain before we begin to re-roof the Covered Bridge. We will notify everyone A.S.A.P. prior to the start date. Detour signs will be placed around the Park during the project. Please remember to ask your guests and visitors to register at our office and pick up our new PPMC Rules and Procedures Card. Keep warm and have a Wonderful Holiday Season!

PARADISE PARK MASONIC CLUB

September 18, 2010 Open Meeting of the Board of Directors – being recorded

Meeting called to order at 8:25 a.m. by President Logan-Silva with Directors Cook, Eneboe, McDonald and Simas and Manager Cyndy Crogan. Guests in attendance per sign in sheet (see Attachment A.)

Invocation given by Sharon Simas and salute to the flag was done.

Late Additions to the agenda:

New business – appointment of ad hoc committee for investigation of Professional Management

Question about 501c3 issue

Home buyers credit letter

Mission Statement

Remove item 6.b

Unfinished business – Water project recap ad hoc committee update

Orientation forms

Code of conduct policies

Action items from closed meetings of August 21 and September 6, 2010 were read.

APPROVED with clarification the minutes of August 21, 2010.

3.0 REPORTS OF OFFICER AND ITEMS

Manager Crogan – vandalism Social hall; info from County; bridge roof meeting/permit; repair of SH truss; 368 Anand allotment tree; minutes/policies being collated; served various Section Party requests; purchased paint sprayer; thoughts on Professional Management ad hoc committee; various other items (see Attachment B)

Treasurer Cook reported and Mark Zevanove spoke to the restructuring of Water Project loan. **APPROVED** the Borrowing Resolution for the Corporation to go forward on restructuring the loan with Rabobank; the 3 authorized officers shall be President Logan-Silva, CFO Cook and VP Sharon Simas, with two signatures needed to bind. Copy of Resolution attached here as Attachment C.

President Logan-Silva presented Director's Spotlight award to Mark Zevanove and Bob Morgan for their work in finding and solving the Water Loan issue.

4.0 COMMITTEE REPORTS (if no report, committees are not listed)

4.1 Building – verbal information from Chairman Averill.

4.2 Staking – Chairman Densem passed out and spoke to updated staking log and the method of prioritizing stakings (will be given to BoD soon.) **ACCEPTED** updated staking log as presented. Director Simas asked that agreement of neighbors be included in the form – this will be added by John Densem to the cover letter. BoD requested 636 Huckobey be moved up.

660 Groteguth staking **APPROVED** as presented.

464 Biendle **APPROVED** with square footage calculation to be added.

Updated Position Paper regarding allotment descriptions and boundaries handed out. Suggested that it be part of New Member process prior to any purchases. BoD will review further and bring to October meeting.

4.4 Recreation Shirley Moore – Labor Day events hugely successful, including dance; some new suggestions in the hopper for next year. E-Bay class coming up; final hot dog roast done; pot lucks begin tonight. In future will be followed with speaker or movie.

4.5 Bylaws – Mark Zevanove. Proposed ballot was crafted and distributed in bulletin. Still in the Bylaws queue is language for mediation process and proposal for committee continuity.

4.6 Picnic Ground Renovation – Jim Clark. Dinner made about \$3500. Putting together Master Plan and budget for project.

4.9 Historical – Barry report reviewed; liaison Eneboe w/work with him on tours procedure.

4.10 Insurance – Pat Herzog. Last year roughly \$70K – new year will be around 50K. Will be changing carriers; lower bridge deductible; bridge repair contract saves us \$15K.

4.11 Long Range Planning – minutes are in binder; suggested new members named. Staff requested to photocopy minutes submitted for committees committee binder in packet.

4.12 Industrial Safety – verbal report from Manager; ongoing focus of staff.

4.13 Social Hall renovation – Fred Dunn-Ruiz updated the BoD on refrigerators – plain refrigerator/freezers are suggested rather than industrial (estimated \$1200.) Completion of sound closet is on the queue now (approx \$1000.) Card tables; misc kitchen items. Target date for completion – before holiday parties 2010. Projected balance of \$5000 could move to Picnic Grounds when done. Updating reservation form (w/pass by staff, too.)

4.14 Water/Roads – Manager Crogan reported that Bill Lind met w/City water personnel about line in front of Park. Question on PH of our water was brought up.

4.15 ERT – Ray Hoffman. Three emergency calls; seven recertified for defibrillator use. Gate check – 384 cars; 23 volunteers; report with suggestions turned in. Director Eneboe noted that information is being published on web site about the Emergency Calls that have happened; is this private medical information appropriate on that venue?

4.18 River/Streambed – Manager Crogan distributed information from County. Concerns about condition of Sandy Beach have been voiced; adding sand to the beach carries huge potential fines from government entities; situation of weed control is being addressed by staff.

5.0 UNFINISHED BUSINESS

Ernie Nidick report on Green Waste – no report

Contact about Stop Sign – tabled to October – not in board packets

Water project ad hoc – Treasurer Cook reports that Tim Heer is pulling together information.

Orientation forms – ask Joanne for report on Beta testing

Code of conduct policies – table to October – Gayle has not read the book yet; available for others if wanted

Mission statement – **APPROVED** to accept it as presented:

"To Preserve and enhance our recreational and residential community by nurturing the joy, positive energy and natural beauty of Paradise Park and its Masonic families."

6.0 NEW BUSINESS

501c3 letter – Linda and Ron Dyson-Weaver have offered to volunteer on an ad hoc committee to look into possibility of instituting such an entity. **APPROVED** to form ad hoc committee to investigate; Pat McDonald offered to be liaison.

Ad Hoc for Professional Management – **APPROVED** to form ad hoc committee to investigate Professional Management. Cyndy has some information and Ernie Nidick may have more from past investigation.

Definition of a trailer – Tim Heer reviewed information gleaned from minutes over the years. Staff is requesting clarification of trailers – RV or utility trailer? Director Eneboe's recall is that the focus had been to not become a "trailer park." **TABLED** to October.

OPEN FORUM

- John Mancini – question as what is the power of the President of the BoD;
- Spouse sign off in change of Membership questioned (CA is community property state)
- FemTo cell/signal booster for cell phone coverage; have to have DSL/cable high speed internet connection with router. (John Densem will report more information later.)

Meeting adjourned at 12:30.

*****END OF Sept MINUTES *****

PARADISE PARK MASONIC CLUB

October 16, 2010 Open Meeting of the Board of Directors – being recorded (

Meeting called to order at 9:30 by President Logan-Silva with Directors Cook, Eneboe, McDonald and Simas in attendance along with Manager Crogan and guests per sign in sheet (see Attachment A.)

Late additions to the agenda –

- Definition of trailer from Sept meeting (unfinished business)
- Guests staying on allotments with no member present (new business)
- Mail procedure (new business)

Secretary read action items from Sept 18, 2010 closed session.

Minutes of Sept 18, 2010 meeting **APPROVED** with housekeeping change.

Managers report – Cyndy Crogan (see Attachment B)

- Covered bridge project starting – it will be closed during construction
- Infrastructure and building work going forward on benches, social hall painting,
- Patch paving prep and assistance
- County dump week next week – sites around park
- Emergency cards will go out in bulletin – need ALL because of 5-year census – Bookkeeper has to report data (permanent/part time) to County annually – maybe add approval to divulge phone number for reverse 911 calls
- Mills Act – money available for structures built before 1945 – need Ad Hoc Committee
- FEMA funding – could be addressed by same committee?
- Allotment safety – fire brigade w/be working on. County called in on some allotments and safety items they may present.
- Staff changes – office administrator will begin on Monday; part time secretary has been let go; office duties have expanded

Treasurer's report – Diana Cook

- Water loan restructure has been accomplished and new payment plan is in effect

- Ballot measure before Membership – money needed because current budget, although balanced, is very bare bones.
- Water project recap moving along – down to final recapping of data

Building Committee

Manager reported that approximately 50% of our homes are non-conforming (proper set back in PUD.) County is offering to discuss changing the PUD for more Membership ease in building and making changes; could result in Members saving money by not having to go through additional scrutiny. Discussion ensued on prior slide area on entrance road – manager is comfortable with current status but prepared to deal with if necessary.

Staking Committee – John Densem

- Updated staking log presented – **ACCEPTED** as amended
 - 201 Norris – has two neighbor approvals and that of prospective incoming member (since last month's request was made.) 537 Council has an area in question and there will be a document generated by Members to have on file. Some additional for allotments being put up for sale. Items 20/21 found to be incomplete (from 2005 and languished) – added due to research.
- 201 Norris staking **APPROVED**
- **APPROVED** to accept Memorandum of Staking Log Prioritization Parameters
- Position Paper Regarding Allotment Description and Boundaries – **TABLED** to November
- Allotments 632-634-646-640 St Augustine – 15' additions from 2006 – issue with riparian corridor with input from Santa Cruz County. Manager reported on 15 non-conforming properties that were in effect when she was hired. During the process of her working with Members and the County inspector on these items. It was discovered that the County would not approve our granting right of use toward the river. **TABLED** for manager to confirm information given by said inspector. Secretary to advise parties involved that this is under consideration.
- Records of survey – manager reviewed that individual Members do not own land; rather that it is owned by the Corporation and Members own a portion of that entity. Individual Members have Assessor Parcel Numbers (APNs) that are reflective of the improvements on their allotment. An actual survey must (by law) be recorded at the County. The protection of the Park would ask that the Board reinforce the parameters of allotment line determination by the Board of Directors. **APPROVED** to adopt the following statement in regard to Record of Survey:
 - The Board discussed the recent recordation of a record of survey with respect to an allotment and **CONFIRMED** the policy of the Corporation that allotment holders are not authorized to obtain records of survey since they do not own the land beneath their improvements and the only recognized determination of allotment boundaries under the Bylaws of the Corporation, Article III, Section 19, is staking documentation as approved the Board of Directors.

Director Simas requests that we continue to be proactive with the County in this regard and that the information be incorporated into Orientation of new Members.

Tree Committee – no report, but request that log be changed to reflect only current/open items

Recreation – suggestion that after monthly pot luck, open item discussion could take place occasionally rather than movies. 10/30 pumpkin carving. 10/30 party planned. 10/31 house sign up is in office. Haunted house is in the works. Pot luck with movie tonight.

ByLaws – Mark Zevanove – reviewed items working on – requests BoD to prioritize

- Continuity of Committee proposal
- Financial obligation of Members upon sale has been given to them as an item
- Definition of allotments
- Staking white paper
- Occupancy when Member is not present
- Mandatory mediation
- Guideline paper for doing a ballot
- Bylaws change about permanency of staking decisions

Orientation Committee

Joanne Nelson reported on orientation evaluation process. Changed forms and procedures were discussed. Plans are being made to have a meeting of the entire committee to review all the new items. **APPROVED** to accept the changed forms and process.

Dam Committee

Bills have been submitted and margarita stand money has not been turned in. **APPROVED** this committee to stop spending without prior BoD approval, turn in funds that have been raised, submit a comprehensive report and begin the process of repaying the monies that have been advanced by the park. Secretary to advise the committee, as well as (vendors) Cypress Environment and Attorney Bosso.

Historical

Liaison Eneboe reported that she has worked with Chairman Brown about previously submitted procedure for Guided Tours. Appreciation to Barry Brown for the wonderful prints that are now in the small social hall.

Insurance

Liaison Simas reported on the great work that Jim Langford and Britt Thompson did on the insurance renewal.

Industrial Safety – posters are up.

Social Hall renovation – Manager Crogan gave brief update on one item. Problem with girl's bathroom still being evaluated and fixed.

Water/Roads – Manager Crogan reported that patch paving just completed. There are a few spots that still need to be addressed

ERT – no 911's this month.

Water conservation – usage and costs are WAY UP from last year. Notices in bulletin might help.

River/Streambed – Director Simas requested that we follow up on the September letter from the County about removing woody debris. Cyndy will check with the County about the cost of obtaining a permit for that removal. It is suggested that the committee take this forward if possible.

UNFINISHED BUSINESS

NO ACTION on Stop Sign petition to remove the sign at St Victor. Secretary to request a study be made by the authors if they want to go forward.

NO ACTION taken on petition for Green Waste action as it is a management decision.

Committee Manual – verbiage about confidentiality needed, physical needs of some positions, and continuity of membership. Additionally, powers of chairmen to remove. Director McDonald to work with liaison Eneboe to complete by November meeting. **TABLED**

Sarbanes Oxley policies – **TABLE** to November and call it Board Practices policies

Definition of a trailer – guidance needed as to if the intention was for vehicles in which there are sleeping quarters versus any vehicle that can be towed behind an auto. President Logan-Silva will contact Past Presidents to clarify historical intent. **TABLED** to November for final determination

NEW BUSINESS

Guest privileges – visitors staying long term without Member being present. BoD requests management to follow up on, as these situations come to light.

Mail Procedures – Director Simas has had confidential letters that were floating for periods of time. Information to BoD members needs to be sent to their mailing address

CORRESPONDENCE

Discussion ensued on Members sending the BoD requests for copies of documents. This is a function assigned to staff and there is a form Members can fill out to that end. BoD is allowed to delegate functions such as this, even though it is outlined in the Bylaws.

Open Forum

Mark Zevanove says he has been asked to list on MLS within the parameters of Park Rules and is looking for direction from the BoD.

Meeting adjourned at 1:55 because of 2:00 appointment for interview.

PARADISE PARK MASONIC CLUB

DRAFT SUMMARY OF ACTIONS of November 20, 2010 Open Meeting of the Board of Directors

October minutes **APPROVED** as corrected.

APPROVED to allow funds to be borrowed to cover payments of water loan prior to invoices going out in January.

APPROVED to accept updated staking log

APPROVED staking of 662 St. Augustine

TABLED staking of 537 Council for further information and to meeting with both Members in question.

APPROVED position Paper regarding allotment Descriptions and Boundaries

TABLED 2006 Board decision regarding 4-contiguous allotments on St Augustine (632-634-646-640.) for Secretary to notify all parties involved for December meeting.

Bylaws Committee – Tim Heer reported that several Rules and Procedures items had not previously been properly voted on and noticed, specifically 5.01, 8.0->9.01, and 10.01.

5.01 **APPROVED** as written

8.01 "Garbage will be picked up in accordance with vendor calendar." **APPROVED**

8.02 **APPROVED** to delete and renumber accordingly

8.03 **APPROVED** to change to "Garbage will be placed in accordance with vendor policies."

8.04 **APPROVED** to change to "Debris may be picked up at owner's expense by contacting vendor"

8.05 **APPROVED**.

9.01 **APPROVED** to delete and renumber accordingly

10.01 **APPROVED**

CERT Training and supplies -- **APPROVED** to move \$560 from Audit budget to cover cost of AED pads.

Historical Committee suggested Guideline was **APPROVED** as amended – #1 to now read "1. Scheduling the event with the PPMC Office including notification and approval of the Manager."

Social Hall re-write of procedures **TABLED** to December.

APPROVED to ask Bylaws Committee to investigate suggestion by insurance agent about a potential situation of injury due to a Park-owned item on a Member allotment.

Committee Manual – **APPROVED** to accept as updated

Definition of a Trailer – Board **consensus** is that there be no changes to Rule 2.05 and that our intent is to reduce visual clutter in order to preserve and enhance the natural beauty of PPMC.

Membership Applications Pending

Member

Judith L. Bezzarides posted 11/14/10 to Thelma Coit 142 St. Alban

Associate Members

Andrew Joseph Brown posted 10/14/10 to George M. Brown III 240 Washington Ave.

Linden Swanson posted 10/18/10 to Claire Brainard 577 Scottishrite Ave

Alternate Associate Members

Amy Leigh Franco posted 11/01/10 to Alda R. Houchin 682 St. Pau; St.

Jessica Snyder Posted 11/16/10 to Karla James 644 St. Augustine Ave.

Results of the November Ballot.

Total Ballot cased 272, number required to satisfy as a legal Ballot is 98

Proposal #1. Increasing of our Dues,
Yes = 151 No. = 120

Proposal #2, Terminate the Garbage Credit
Yes = 168 No = 104

Annual Holiday Party

Sunday, Dec. 12, 2010

Turkey, Potatoes
Wine & Rolls
Will be provided

1:PM – Social Hall

Door Prizes

PPMC Potluck

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

Hosted by:
Tiny and Bob Sand
Bill and Sharon Eckard
and
Friends



Santa will be here!
If you want your child to receive a gift from Santa, please bring it wrapped and labeled



October 2010 -- EMERGENCY CARD UPDATE

Dear Members:

It is time to update our emergency information. This year, we must have new cards for everyone because of our Census requirement, per the Rules and Procedures 19.01 which states "**A Census will be taken every five years to establish usage of each allotment**". We will need one Emergency Card filled out for EACH member(ship). Included below is a copy of the Emergency Card for this purpose and we ask that you please complete it at your earliest opportunity and return it to us. Either drop off or mail to 211 Paradise Park, Santa Cruz, CA 95060-7000.

Thank you for returning your completed card as soon as possible. We feel this information is vital to have on file for each of you.

For emergency and safety considerations, please consider leaving a key to your improvement with the office or check to see if the key we are holding is current. In addition, if you are interested in the REVERSE 9-1-1 system, please go to scc.ecc.org for important information on registering your phone number or phone (831) 471-1000. If you are asked to leave message please leave your name address and Phone Number and let them know you want to be put on the 911 list.

Year 2010 is the year we update our Park Census

(Fold Here for Return Mailing)

Paradise Park Emergency Card

Member: _____ Spouse/Partner: _____

Park Address: _____ Park Phone: _____

Full Time? Yes No Seasonal? Yes No If YES, when? _____

Mail Address of Primary Residence: _____

Phone for Primary Residence: _____ Cell Phone: _____

Work Phone: _____ E-mail: _____

Associate Member: _____ Assoc. Member Phone: _____

Associate Member Address: _____

Alt. Assoc. Member _____ Alt. Assoc. Member Phone: _____

Alt. Assoc. Member Address: _____

Other Emergency Contact Name: _____ Contact Phone: _____

Other Emergency Contact Name: _____ Contact Phone: _____

Physician/Clinic Name: _____

Physician/Clinic Phone: _____

Homeowners Insurance Carrier: _____ Policy number: _____

Insurance Phone number: _____

Signature: _____ Date: _____

PPMC Budget vs Actual

	May - Oct 10	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				50% of year
Income				
5401.00 · Member Assessment Fees Earned	247,202.92	519,920.00	(272,717.08)	47.55%
5402.00 · Member Annual Dues	19,549.98	39,100.00	(19,550.02)	50.0%
5403.00 · Transfer Fees - Membership	900.00	3,500.00	(2,600.00)	25.71%
5405.00 · Donations General Fund	0.00			
5406.00 · Donations Recreation Fund	1,600.50			
5430.00 · Discounts taken	15.86			
5451.00 · Penalties/Fines	1,610.13	7,000.00	(5,389.87)	23.0%
5452.00 · Member Delivery Surcharge	50.00			
5453.00 · Finance Charges-Members	2,699.46	2,000.00	699.46	134.97%
5454.00 · Member Ser.Chgs./Staking	116.00			
5455.00 · Facility & Equipment Use Fees	700.00	1,500.00	(800.00)	46.67%
5456.00 · Comcast Income	2,396.92	8,000.00	(5,603.08)	29.96%
5457.00 · Interest Earned General Fund	349.15	2,000.00	(1,650.85)	17.46%
5471.00 · Bulletin Subscriptions	140.00	200.00	(60.00)	70.0%
5499.00 · Other Income	10,579.71			
Total Income	287,910.63	583,220	(295,309.37)	49.37%
Gross Profit	287,910.63	583,220	(352,598.56)	49.37%
Expense				
6000.50 · Personnel costs				
Total 6000.50 · Personnel costs	105,972.52	218,500	(112,527.48)	48.5%
Total 6031.50 · Insurance Expense	29,996.62	73,000.00	(43,003.38)	41.09%
6049.00 · General & Administrative Exp				
6041.00 · Office Supplies/Expenses	1,713.87	5,000	(3,286.13)	34.28%
6041.50 · Computer expenses	831.89	1,000	(168.31)	83.17%
6042.00 · Postage	533.32	2,000	(1,466.68)	26.67%
6043.00 · Telephone/Communications Exp.	2,584.81	5,000	(2,415.19)	51.7%
6044.00 · Propane Off/Picnic/Social/Fhse	811.83	6,000	(5,188.17)	13.53%
6045.00 · Electric Expense Park/office	4,337.13	11,500	(7,162.87)	37.71%
6231.00 · Dues, Subscriptions. Misc. Fees	450.00	500	(50.00)	90.0%
6234.00 · Bank Charges	81.93			
Total 6049.00 · General & Administrative Exp	11,344.58	31,000.00	(19,655.42)	36.6%
6053.00 · Security/Safety Expense	347.63	700	(352.37)	49.66%
6053.50 · ERT Training	155.80	800	(644.20)	19.48%
6055.01 · Guided Tour Handbooks	(75.00)			
6059.00 · Member Service Expense				
6052.00 · Water Purchase Expense	60,713.92	100,000	(39,286.08)	60.71%
6055.00 · Member Mailing Printing	409.97	3,000	(2,590.03)	13.67%
6056.00 · Member Mailings Postage	542.50	2,000	(1,457.50)	27.13%
6057.00 · Garbage disposal				
6027.00 · Trash Pickup pd to Green Waste	997.42	4,000	(3,002.58)	24.94%
6028.00 · Garbage accruals for membership	15,042.98	30,100	(15,057.02)	49.98%
6058.00 · Yard Waste	338.82	2,000	(1,661.18)	16.94%
Total 6057.00 · Garbage disposal	16,379.22	36,100.00	(19,720.78)	45.37%
Total 6059.00 · Member Service Expense	78,045.61	141,100	(63,054.39)	55.31%
6060.00 · Tax Expenses				
6061.00 · PPMC County Property Taxes	25,015.46	52,000	(26,984.54)	48.11%
6062.00 · State Taxes/Federal Taxes	0.00	1,000	(1,000.00)	0.0%
Total 6060.00 · Tax Expenses	25,015.46	53,000	(27,984.54)	47.2%
6064.00 · Permits/Filing/Nonprofit Fees	344.00	1,300	(956.00)	26.46%
6072.00 · Rec. Activities Annual Bdgt	1,451.14	3,000	(1,548.86)	48.37%
6074.00 · Director's Board Expenses	299.50	600	(300.50)	49.92%
6077.00 · Other Miscellaneous Expense	42.85			
6078.00 · Misc. Expenses	8.20			
6079.00 · Repair & Maint of vehicles				
Total 6079.00 · Repair & Maint of vehicles	2,025.86	7,100.00	(5,074.14)	28.53%
6200.00 · Repairs & Maintenance Buildings				
6201.00 · R & M Office Building	390.21	2,000	(1,609.79)	19.51%
6202.00 · R & M Firehouse	104.06	500	(395.94)	20.81%
6203.00 · R & M Social Hall	4,763.17	4,000.00	763.17	119.08%
6204.00 · R & M Gate House/Picnic Equip	343.37	500.00	(156.63)	68.67%

6206.00 · R & M Covered Bridge	350.00	5,000.00	(4,650.00)	7.0%
6208.00 · R & M General Building	17.90	1,000.00	(982.10)	1.79%
6209.00 · R & M Building Expenses	673.88			
Total 6200.00 · Repairs & Maintenance Buildings	6,642.59	13,000.00	(6,357.41)	51.1%
6204.10 · Picnic Ground 2010 renovation	948.61			
6206.10 · 2010 Covered bridge repairs	9,122.11			
6219.00 · Equipment Expenses				
6071.00 · Small Tools/Shop Suppy/Repairs	665.47	1,000.00	(334.53)	66.55%
6210.00 · Equipment Rental	75.00			
6211.00 · R & M Office Eq/Generator	0.00	500	(500.00)	0.0%
Total 6219.00 · Equipment Expenses	740.47	1,500.00	(759.53)	49.37%
6219.50 · Repair & Maint Infrastructure				
6220.00 · R & M General	1,576.50	350.00	1,226.50	450.43%
6221.00 · R & M Water System	211.00	650.00	(439.00)	32.46%
6222.00 · R & M Grounds	0.00	2,000.00	(2,000.00)	0.0%
6223.00 · R & M Roads	5,894.78	2,000.00	3,894.78	294.74%
6224.00 · R & M Tree Trimming/Maintenance	1,540.00	7,000	(5,460.00)	22.0%
6225.00 · R & M Drains	369.45	1,000.00	(630.55)	36.95%
6227.00 · R & M Slides	57.75	1,500.00	(1,442.25)	3.85%
6228.00 · R & M Recreational Facilities	166.90	500	(333.10)	33.38%
Total 6219.50 · Repair & Maint Infrastructure	9,816.38	15,000.00	(5,183.62)	65.44%
6229.00 · R & M General Expenses	199.65	5,000	(4,800.35)	3.99%
6238.00 · Professional Services				
6232.00 · Accounting/Audit Expense	7,630.00	9,000	(1,370.00)	84.78%
6233.00 · Legal Expense	5,610.93	4,000	1,610.93	140.27%
Total 6238.00 · Professional Services	13,240.93	13,000.00	240.93	101.85%
6239.00 · Historical Committee Expense	58.07	600	(541.93)	9.68%
Total Expense	295,743.58	578,200.00	(282,456.42)	51.15%
Net Ordinary Income	(7,832.95)	5,020.00	(12,852.95)	(156.04%)
Other Income/Expense				
Other Income				
5404.00 · New Member Initiation Fees	5,000.00	15,000	(10,000.00)	33.33%
5407.00 · Donations-Soc Hall restricted	3,716.00			
5409.00 · SBA Special Assess Princ Earned	6,015.98			
5409.10 · SBA spec assess interest earned	4,814.02	9,500	(4,685.98)	50.67%
5412.00 · Picnic Grounds Ren - Restricted	7,656.62			
5458.00 · Interest Earned Init Fee Rsrv	504.58			
5459.00 · Interest Earned Water Reserve	140.78			
5462.00 · Water Loan Payment Interest	24,600.78	56,350	(31,749.22)	43.66%
5463.00 · Water Loan Acct. Interest	1,031.95			
Total Other Income	53,480.71	80,850.00	(27,369.29)	66.15%
Other Expense				
6207.00 · Social Hall Renovation	1,084.77			
6214.00 · Dam Fund restricted expenses	2,148.29			
6239.5 · New Memb Init fees to Capital	0.00	15,000.00	(15,000.00)	0.0%
6240.00 · Interest Expense SBA Loan	4,762.82	9,500.00	(4,737.18)	50.14%
6242.00 · Interest Expense Water Loan	34,188.35	71,500.00	(37,311.65)	47.82%
Total Other Expense	42,184.23	96,000.00	(53,815.77)	43.94%
Net Other Income	11,296.48	(15,150.00)	26,446.48	(74.56%)
Net Income	3,463.53	(10,130.00)	13,593.53	(34.19%)

Help Wanted -- members for Orientation committee

Board Meeting Saturday December 18, 2010



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Now.....***

December 28, 29, 30, 31

January 1, 2011 — "Happy New Year"

FOR SALE BY MEMBER

Member's improvements offered for sale as of December 6, 2010

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			
421 Joppa St	Chris c/o Mark Hawkins (831) 332-2758 or Hawk570@hotmail.com	\$267,000 Now \$239,000 No Financing	2 BR, 1 1/2 BA, lg sunny lot, updated & remodeled, formal living rm, large kitchen w/ family rm, lots of parking, oversized garage w/2 extra rms & work shop, insulated windows, wood burning stove, gas heaters, wonderful views, Garden area, patio, 4+lots(5,000 sq. ft.), new appliances. Clean/ready to move in.
462 York Ave	Pat Herzog 831-458-9841	\$270,000 No Financing	2BR, 2 BA, 1,100 sq. ft. of improvements. Newly decorated; split level; great natl. light. Crown molding' forced air heat + gas log stove; walk in closet; inside laundry; lg front deck w/ill day sun' 1 car garage; new paint throughout; all appl. included. Move in ready. Best in Park.
463 York Ave	Donald Moore 423-6449	\$295,000 No Financing	2 BR, 1 1/2 BA + Bonus rm on a Historic bunker. 18x18 MBR w/ 2 walk-in closets. x/1g BA. Walk-in linen closet. Freshly painted. New furnace, elegant wood banister, dual pane windows. Vaulted ceiling w/skylights. Fireplace w/ insert. Carpet throughout. Appliances included. Large redwood deck. Single garage + workshop. Lots of storage. Water assessment paid. Great neighbors! Near picnic grounds.
464 York Ave	Robert (Bob) Blendie 429-9420 or P. Herzog 458-9841	\$330,000 Now \$197,500 No Financing	1 BA, 2 BR, 1100 sq ft improvements. Skylights, low maintenance, newer construction, full foundation, forced air heat, 8' x 12' storage shed. Ready to move in. Frig. stove, 6kw generator, washer & dryer. Private 16' x 14' deck. Room for additional BA.
468 York Ave	Todd Hoffman 423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 1/2 bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. 2 stoves & fridge.
SECTION 2			
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	\$360,000 Now \$210,000 No Financing	2 BR, 1BA, Vaulted ceiling in living rm with large propane fireplace, separate dining rm. New carpet. Kitchen with fridge, stove, dishwasher, microwave. Large covered porch & deck. Freshly painted interior. Laundry & shower facilities below main cabin. Move in ready.
272 Keystone Way	Irene M. Logan (831) 423-5343	\$160,000 No Financing	Large deck overlooking river - Very sunny. Road & Water Assessment paid in full. Soil Analysis Done, FEMA Grant to raise house approved. Refrigerator, small wood stove, stove & some furniture included.
285 The Royal Arch	William Berkowitz 714-858-5912 grumpyoldbear@bcglobal.net	\$399,000 Financing Available	3 BR, 2 BA, approx. 5600 Sq. Ft. Allotment, 2000 Sq. Ft. Improvements. Custom craftsman 2 story home, updated & remodeled, new roof, Apex skylights, dual pane windows, wood burning stove + gas heaters, new kitchen, granite countertops, garage, laundry room, workshop, private patio & decks with Sundance Jacuzzi, turnkey ready to move in. Appliances include GE Profile gas stove, microwave, dishwasher & fridge.
326 The Royal Arch	Cara Feyas 505-984-1098	\$295,000 Financing available	2 BR, 2 BA, 2600 sq. ft. allotment, approx. 1400 sq. ft. improvements. Great house. Priced to sell !!! Appliances included in the sale: Fridge, Dual Fuel Range, D.W., & washer/dryer.
SECTION 3			
201 Keystone Way	Earl Norris (408) 690-5328 call (831) 426-0203 to view	"as is" \$49,000	1 BA, 3 BR, 3,330 sq. ft. allotment, 1,192 sq. ft. Appraisal Report available.
210 Keystone Way	Mark Akin Home 925-258-9715 Open to Financing	\$460,000 New Reduced Price \$329,000	Remodeled 3 Bedroom, 2 Bath (approx. 1800 sq.ft) with attached two car garage on large flat landscaped allotment. Lots of charm! Come see Open House October 2 & 3. Contact Mark Akin 925-258-9715
SECTION 4			
610 Keystone Way	Gail Marshak Call for appt/info (760)777-1323	\$276,000 Now \$239,000	Cozy & charming 2BR, 1 1/2BA. Sunny location over-looking the river from large redwood deck. Street level (Kitchen/Dining/BR's/BA's). Middle level (LR/DR/Deck). Lower level /Garbage Disposal & Frig. Knotty Pine white-washed downstairs w/Swedish Fireplace. New Water Heater, updated foundation & septic (2007). Furnished. Must see. Owner is a CA Realtor.
616 St. Augustine Ave	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Sof dividers. Deck overlooks the river. Hydraulic floor.
662 St. Augustine Ave	Dale F. Bradshaw 425-6594	\$496,000 Now \$169,000 No Financing	3 BR, 2 BA, 1800 Sq. Ft. Improvements, 1950 Sq. Ft. allotment. Upstairs/ Street Level, living room w/ fireplace. Kitchen, dining, master br, 1 bath, sunny deck overlooking river. Downstairs 2 BR, 1 BA + great room. Basement washer/dryer, shop, storage. New roof '06, new septic '04, central heat/ new heater '02. Side by side refrigerator w/ ice/water, dishwasher, gas stove, microwave.
645 St. Augustine Ave	Sharon Radosevich 707-854-1365	\$229,000 Make Offer No Financing	Desirable single story 2 BR, 1 1/2 BA, 1050 sq. ft. home on two allotments, 360 sq. ft. garage with washer/ dryer. Close to river, tennis courts & play area. Plenty of parking, nice size front yard with patio area. Full bath recently updated. Interior & exterior newly painted. Septic pumped, inspected, all repairs have been made. Appliances included.
650 St. Augustine Ave	Jean Mackenzie (510) 523-8865	\$225,000 or make offer	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is - Deck needs to be replaced. Stove & Refrigerator included in sale.
688 St. Paul	Marilyn Wells Contact Katherine Couture 925-525-3380	\$175,000 No Financing	2 BR, 2 BA, 1044 sq. ft. improvement, 4200 Sq. ft. allotment built in 1929. This gem of a home has 2 decks overlooking Eagle Creek. Open beam ceilings and freestanding gas stove with thermostat in living room. Appliances/furnishings included in the sale are refrigerator, oven/cook top gas-burning washer and dryer.
696 St. Johns St	Lagile Rodriguez (650) 802-8341 or call (650) 504-5027 Willing to pay Membership Fee of \$5,000	Reduced to \$199,000 Partial Financing Make Offer	2BR, 1 BA + 1 detached BR, on quiet street w/ flagstone patio, new roof, updated foundation 2002, Knotty Pine LR, new Hardwood floors & newer carpeting, wood burning stove + forced air heating. New stainless steel appliances in kitchen, large laundry room, lots of storage. Appliances included: electric range, microwave, dishwasher, washer dryer, some furnishings included. See photos & additional info at www.696stjohns.weebly.com
SECTION 6			
129 Keystone Way	Gary Gordon Contact Allan Melikian 831-588-4901	\$385,000 Willing to Finance	"Light, Bright & Private" custom built in 1995. 3 BR, 2 BA, 1255 sqft. Garage, lots of parking, wood floors, vaulted ceilings, skylights, Trex decking, large patio. Must See! gordonduluth@gmail.com
142 St. Alban St.	Thelma D. Colt Contact Jacquelyn Lorell 831-457-0708	\$149,000 Sale Pending	2 BR, 1 1/2 BA 1,250 sq. ft. Wonderful house to make your own. Great neighbors - Forced air heat plus new free standing propane heater. Potential abounds - Come see! New washer/dryer
189 St. Bernard St	Miriam Kourik 425-8224 Or contact Jason Morgan 831-420-1685	\$330,000 \$190,000 \$150,000 No Financing	1 BA, 2 BR, 1.5 allotments, 800 Sq. Ft. Improvements. Enclosed front porch. Split level, living room, & kitchen/laundry room on main level. 2 bedrooms/ bath up 5 steps. Garage/workshop below bedrooms. Two Trex decks on rear, off bedroom & kitchen overlooking the river. Fireplace. Three car driveway with carport. Cable in bedrooms & living room. Septic new in 2000, new roof in 2005. Appliances/furnishings incl. in the sale: (L) Electric cook top/oven, washer/dryer, refrigerator, 2 TVs, furniture.
190 St. Bernard St	Robert S. Lord, Executor of Gary Lord's Estate 661-399-3590 blords@bak.rr.com	\$179,000 Financing Available	2 BR, 1 BA, 3000 Sq. ft. allotment, with 970 estimated Sq. ft. improvements. Fresh exterior paint, new carpet & vinyl. New roof, upgraded bath, new wall heater & water heater-gas starter fireplace, new windows. Includes stove, refrigerator, & microwave.
196 St. Bernard St.	Gretchen Logan 831-227-7712	\$320,000 No Financing	2 BR, 1 BA, Improvements 1,175 sq. ft. Large sunny allotment on river. Double car garage & workshop below main house. Lg. carport for boat or storage. Knotty Pine interior. Water assessment paid in full. Gas stove, refrig & microwave.