

211 Paradise Park  
Santa Cruz, CA 95060-7007  
FIRST CLASS MAIL

© 2012 By Paradise Park Masonic club

Publication Date: MAY, 2012

This Bulletin is the official communication tool of the PPMC Board of Directors.

*Summer is on its way!!*



# Paradise Park Masonic Club

MAY, 2012

Sam Cannon President  
916-408-5535 Home  
[Sam@Samuelcannon.com](mailto:Sam@Samuelcannon.com)  
Diana Cook- Vice President  
831-426-8398-Home  
[cookraven@sbcglobal.net](mailto:cookraven@sbcglobal.net)  
Pat McDonald, Secretary  
831-423-2811 Home  
831-566-3357 Cell  
[nawicpat@sbcglobal.net](mailto:nawicpat@sbcglobal.net)  
Sharon Simas, Director At Large  
209-477-1781 – home  
209-598-1781- cell  
[sharonsimas@sbcglobal.net](mailto:sharonsimas@sbcglobal.net)  
Gary Brandenburg, CFO/ Treasurer  
408-255-7217 – home  
408 621-5191 – cell  
[glbhrc@aol.com](mailto:glbhrc@aol.com)  
Terry Douglas, Manager  
(831) 423-1530 ext. 12  
Emergencies only (831) 345-0879  
(cell)  
[manager@ppmc-sc.org](mailto:manager@ppmc-sc.org)  
Annie Levy, Office Manager  
(831) 423-1530 ext.  
[secretary@ppmc-sc.org](mailto:secretary@ppmc-sc.org)  
Lorraine Jacquard  
(831) 423-1530 ext. 11  
[bookkeeper@ppmc-sc.org](mailto:bookkeeper@ppmc-sc.org)

## PRESIDENT'S MESSAGE

Greetings Paradise Park Members! I hope all of you had a wonderful Holiday weekend. I would like to thank all of the Park members for the hard work that was put in towards the beautification of PPMC. This year's Memorial Day Clean up was a huge success with lots accomplished.

The bulletin this month is large and full of a lot of important information. Because of this, I will keep my comments to a minimum. As always, if there is ever anything that I can do to for any of you, please don't hesitate to ask. Paradise Park has always been an important part of my life and it always will be. I look forward to another year on your Board of Directors and one that we are hopefully able to accomplish great things.

Sam Cannon  
President

## Manager's Message

I too would like to thank everyone who came out for the cleanup day this Memorial Day. The Park is looking very nice. Also, I enjoyed the picnic and a big thanks to everyone who came out for that as well.

The Dump sites will be closed as of June 1. After that date, please do not put any more debris in the sites. Summer is here and so are the mosquitoes! Let's make sure to dump all standing water to keep them away!

We continue to work on installing the security camera system at our gates. Once they are in Smile! You are on camera and being filmed!

Terry Douglas  
Manger



**PARADISE PARK MASONIC CLUB**  
**May 19, 2012 Open Meeting of the Board of Directors – being recorded**

## **DRAFT MINUTES**

A regular meeting of the Board of directors was held on Saturday, May 19, 2012 in the small social hall. Those board members present were President, Sam Cannon; Vice President, Diana Cook; Treasurer, Gary Brandenburg; and Director at Large, Sharon Simas. Shirley Radder was asked to take the minutes as Pat McDonald was absent. A prayer was offered by Sharon Simas followed by the flag salute which was led by Diana Cook. The meeting started at 10:06 a.m.

### **Open Forum**

**Fred Dunn Ruiz** – Sweatshirt sale to be delivered by 4 July. Orders must be in asap!

How did option “b” on amendment “a” come onto the ballot; Distinguish what you do in closed session vs “open” closed session; A procedure should be in place for acknowledging correspondence.

**John Mancini** – awaiting BoD social plan for PPMC. Disappointed no mention made in the Bulletin of broken windows of Wilma Vinson's car. Note: windows broken after cut off date for Bulletin.

**Shirley Radder** – How did Carla respond about taking down her website and no mention in the Bulletin of anonymous phone calls to Vinson and Anand.

**Sam Cannon** read letter to entire membership from Grand Master regarding removal of the word “Masonic” in our title. (see attached)

**Leigh Wunce** – Dr. Manning's gathering was successful and gave us a grand plan. There are serious problems that we cannot ignore. Dangreus's were treated abominably

**Charlotte Hoffman** – If a member knows who took part in the vandalism to Wilma Vinson, please let the police know.

**Marty Miller** – dog chooses not to change his spots

**Mark Zevanove** – when Rod Rodler served on the board he said that if an idea was thrown on the table, it was put out there and talked about by everyone.

**Michael Sawley** – thanked the board for the open forum before the board meeting.

**Char Reynolds** – Glocckler received a big insurance bill.

Report from Closed Board Meetings tabled for next meeting

Approval of 4/21/2012 – approved as submitted. Motion carried

Director's spotlight award – **Mable Coleman** changing all street signs refurbishing bathroom and painted bathroom in section 4

**Manger report** – Cal Trans has come in and cleared out the drains along highway 9

Received five bids on painting the office and also bids for asphalt work. Hope to have work completed by 4 July. Berms on allotments should be paid for by the members. Cameras are in and will be put on the front gate next week. Almost finished building the building on the back gate to house the cameras. Reports of drug usage in the bathrooms in the picnic grounds. Keep an eye out for that type of activity. Scooters and gas-powered scooters are allowed and will be allowed, but not from the office to the bottom of cardiac hill or on Washington pathway.

President's Report – the letter

Treasurer's Report – Gary read out assets and liabilities which can be found on the PPMC Profit & Loss Sheet of 30 April Last month \$20,000 was put down on water loan...suggest more money be put toward the loans. However some of them have prepayment penalties.

**Tree Committee – Dangreau** – Langford & Brown. Moved to approve tree committee recommendations. M/S/P An update of tree removal rules will be placed in the Bulletin.

**Building Procedures** packet to M. Bates and M. Green for review. Bates and Douglas talked to the county about changing their fees and the county is not going to change any fees.

**Recreation – Weaver** Thanked the hard work of the committee members and those who donate to our events; meeting at 3:30 today; potluck tonight; get beach toys out for Memorial Day weekend; dance scheduled next Sunday for Memorial Day; starting a bocce league, instruction on how to play bocce on the court.

**Bylaws – Zevanove** – Option A & Option B of filling a vacancy on the Board. Letter to the Board asking why was Bylaws Committee taken out of the loop regarding guests and procedures. Board Secretary responded by mail as to why this happened.

**Picnic Grounds – Clark** – permit for picnic grounds was not granted because we had an electrical permit which was pulled and not followed through which voided the permit. County was going to charge us again, but Terry was able to talk to the county to get it waived. Need to replace some tables, Terry and Eduardo moved the slide and Tim Heer cleaned up the area. Move to “loan” the Picnic Ground Renovation Committee a not to exceed amount of \$3,000 to be repaid within six months of today. M/P

**DO NOT BURN WOOD in the barbeque pits! CHARCOAL ONLY.** Suggest Eduardo make a sign that states “Charcoal Only – No Wood.”

**Clean Up** - Suggest a flip chart be placed on the porch with areas of where to be cleaned over Memorial Day.

**Insurance - Simas** – Board asked that we double our crime limit which has been taken care of.

**ERT – Hoffman** – one 911 call. No charcoal briquettes in green waste piles or bins!

**Dog Park – Dangreau** – asked to be kept in the loop. Is a permit needed? Park is covered by insurance in this instance.

**Website Committee – Sawley** – Committee will meet on June 1. What do you want on the website? All links have been removed.

**Fines** – written report – move to accept presented mission statement and objective as presented by the committee., M/P (see below)

**Mission Statement** - The fines committee is meeting to create a system which holds all members and guests of PPMC to an equal standard, thereby improving the living conditions within our Park.

**Objective-** As volunteers our objective is to define all procedures relating to rule enforcement in PPMC. Which it is hoped will encourage and demand adherence to the letter and spirit of our rules and procedures.

**Unfinished Business** – Tim Heer is head of Staking Committee. Sawley asked that the Board direct the staking committee hold regular meetings which are open to the public. Minutes should be published in the committee book.

**Water Project** - Kirby and Lindquist sent out requests to law schools asking about a graduate program and if a student would be interested in participating in one regarding our water project. University of Pacific has a Master's Program dealing with Water Law.

**Security Camera – Lovelace** – cameras are here and in process of getting them configured. Also have a portable camera system.

**Neighborhood Watch** – Suggest metal signs be placed in appropriate places around the park front gate, back gate, picnic grounds, near office. Recommend Park purchase six 12 x 18 signs...agreed by consensus.

**Election Committee** - Those nominated were Shirley Radder (Simas) , Ron Weaver (Cook), Tony Fleming (McDonald), Sharon Naraghi (Cannon). Brandenburg was absent at this point in the meeting. With regards to a radar-detected speeding sign, the costs were too prohibitive.

Shirley Radder – mentioned how much fun and nice the Board meeting was today...everyone seemed to get along...no rude outbursts...laughter...all in all a very pleasant time.

Meeting adjourned at 1:13 p.m.

THE FOLLOWING ARE THE PROPOSED BYLAW CHANGES AND THE RATIFICATION OF RULES AND PROCEDURES. A FEW CHANGES WERE MADE TO WHAT WAS PRINTED IN THE APRIL BULLETIN BUT WHAT IS PRINTED HEREIN IS CORRECT. SOME OF THIS INFORMATION WILL BE PRINTED AGAIN IN THE JUNE BULLETIN TO FULFILL THE BYLAWS REQUIRMENTS

2

**FROM THIS POINT ON, BALLOT INFORMATION ONLY – BYLAWS CHANGES**

(If proposals pass any words shown in strike-through text would be omitted, and any words shown in underline bold text would be added.)

**Ballot Proposal Number 1**

**Title: Remove reference to the word “accredited”**

**Changes to Article III, Sections 1, 5,11 & 24 of the Bylaws of Paradise Park Masonic Club, be changed as follows:**

**ARTICLE III MEMBERSHIP**

1. **MEMBERS** - A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter “Member” or “Members” as applicable). Membership requires unanimous approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership shall be evidenced by proof of a current paid dues receipt from a Lodge of Master Masons recognized ~~and accredited~~ by the Grand Lodge of the State of California Free and Accepted Masons or from a Chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of whom must meet all the requirements delineated in these Bylaws. Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as “Collective Members”) (7/10)

**ARTICLE III MEMBERSHIP**

Section 5. Eligibility-Purchase

B. Be a member in good standing of a duly and regularly constituted Lodge of Master Masons recognized ~~and accredited~~ by the Grand Lodge of the State of California, Free and Accepted Masons, or of a duly and regularly constituted Chapter of the Order of the Eastern Star recognized ~~and accredited~~ by the Grand Chapter of the State of California and such member shall have been a member in good standing for a minimum of one (1) year; (6/09)

**ARTICLE III MEMBERSHIP**

Section 11. **VERIFICATION OF MASONIC MEMBERSHIP** - Every Member, Associate Member, and Alternate Associate Member shall on or before April 1st of each year transmit to the office of the Corporation, a copy of a current dues receipt or current life membership card showing that the individual is a member in good standing of a Lodge of Master Masons recognized ~~and accredited~~ by the Grand Lodge of the State of California Free and Accepted Masons or a chapter of an Order of Eastern Star. The Board shall have the right at any time to demand that a Member, Associate Member, or Alternate Associate Member present proof of good standing in such a Masonic organization. (7/10)

**ARTICLE III MEMBERSHIP**

24. **SUSPENSION OR TERMINATION OF MEMBERSHIP** - The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:

D. Failed to pay PPMC, when due, Membership fees, including but not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, fines, and late charges.

E. Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized ~~and accredited~~ by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized ~~and accredited~~ by the Grand Chapter of the State of California.

The suspension or termination of a Member suspends or terminates, as applicable, the Member’s right to vote and also suspends or terminates the Associate Membership and Alternate Associate Membership that is affiliated with the Member. Membership fees, including dues, allotment fees, assessments, transfer fees, and taxes are still due and payable to PPMC by a Member who is suspended. Notwithstanding the foregoing, the Membership of an Associate Member or Alternate Associate Member shall be automatically suspended, without action by the Board, if the Associate or Alternate

Associate has failed to submit proof of his or her good standing in a duly and regularly constituted Lodge of Master Masons or of a duly and regularly constituted Chapter of the Order of Eastern Star, within three (3) months after having been notified in writing of such delinquency

**Ballot Proposal Number 2**

**Title: Member Responsibility**

**Changes to Article III, Section 15 of the Bylaws of Paradise Park Masonic Club**

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the exclusive right to the use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members, **Associate Member, Alternate Associate Member, visitors** and guests.

**Ballot Proposal Number 3**

**Title: Requirement for Unanimous Vote to Reclaim an Allotment**

**Changes to Article III, Sections 6 and 16 of the Bylaws of Paradise Park Masonic Club**

**ARTICLE III MEMBERSHIP**

**Section 16. RECLAMATION OF ALLOTMENT** - The Board may, by unanimous vote **of all five (5) members of the Board**, after a hearing as set forth herein, terminate a Member's interest in an allotment, including but not limited to, the right to occupy and use of his or her allotment improvements, and the Board may reclaim an allotment for the benefit of the Corporation if the Member is paid the reasonable value thereof less all indebtedness currently owed the Corporation by the Member. A decision by the Board to reclaim an allotment will be made only after a hearing in which the adversely affected Member has an opportunity to be heard, either orally or in writing, not less than five days before the effective date of the scheduled expulsion. The adversely affected Member will have no less than fifteen (15) days prior notice of the hearing. The notice of the Board's decision to reclaim an allotment must be in writing and must specify the reason(s) for making the reclamation. Notice shall be sufficient if given by certified mail with return receipt requested to the last known address for the Member. Any resulting change to an allotment shall be so noted on the official maps of the Corporation. (6/09)

**Section 6. APPLICATION FOR MEMBERSHIP** - Any person, who possesses the qualifications required by these Bylaws, may be elected to Membership in the Corporation provided such person shall submit a signed application on a form prepared by the Corporation to the Secretary of the Board with at least three (3) Master Mason and/or Order of the Eastern Star member references, and proof of current good standing as a member in one of these organizations. The application shall be submitted to the Secretary of the Board who shall cause to be conducted an immediate inquiry into the qualifications of the applicant, post a notice of the application at the principal office for PPMC for not less than forty-five (45) days, publish the applicant's name in the monthly bulletin, and report the results of such inquiry to the Board for its consideration. The applicant shall be notified to appear before the Board in person, with wife or husband or domestic partner, if any. All prospective Members shall sign the Paradise Park Masonic Club Fraternal Pledge to work amicably towards conflict resolution. All money owed to the Corporation including, but not limited to, membership fees, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines, which are owed by the previous Member for that allotment, and that owed by the proposed new Member, shall be apportioned by the Board as it deems appropriate and paid to PPMC. A unanimous vote of **all five (5) members of the Board** shall be necessary for applicant to be elected a Member. All payments due to the Corporation must be made before a Membership Certificate is issued to the Member. After the Member has been elected by the Board, the transfer of the use of the allotment to the Member shall be completed by designating the Allotment Number of the Member's allotment on the officially adopted Maps of PPMC. Associate and Alternate Associate applications follow the same process. (6/09)

**Ballot Proposal Number 4**

**Title: Transfer Of Allotment – Non-prepayable Loans**

**Changes to Article III, Section 17 of the Bylaws of Paradise Park Masonic Club**

**17. TRANSFER OF ALLOTMENT**

**A.** No allotment or any improvements constructed upon such allotment shall be sold, assigned, or transferred voluntarily or involuntarily or by operation of law, except to a person whose application for Membership has been approved by the Board and upon payment of all indebtedness assessed against the previous Member and the allotment to the Corporation from the person who formerly held such right of occupancy for such allotment **(except as provided in Item B below)**.

**B. The responsibility for paying the transferring member's proportional share of fixed loans which are secured against the entirety of PPMC's property, and are not individually pre-payable by any member, shall be assumed by the new Member.**

**Ballot Proposal Number 5**

**Title: Requirement of Unanimous Vote to expel a member.**

**Change Article III, Section 25. subsection C of the Bylaws of Paradise Park Masonic Club, a new subsection D be added and the present subsections D and E be re-lettered as subsections E and F, as follows:**

**25. PROCEDURE FOR SUSPENSION OR TERMINATION OF MEMBERSHIP** – If grounds appear to exist for suspending or terminating a membership pursuant to these bylaws, the following procedure shall be followed:

A. The Board shall give the member at least 15 days' prior notice of the proposed suspension or termination and the reasons for the proposed suspension or termination. Notice shall be given by any method reasonably calculated to provide actual notice. Notice given by mail shall be sent by certified mail, return receipt requested, to the member's last address as shown on PPMC's records.

B. The member shall be given an opportunity to be heard, either orally or in writing, at least five days before the effective date of the proposed suspension or termination. The hearing shall be held, or the written statement considered, by the Board to determine whether the suspension or termination should occur.

C. The Board shall decide whether the member should be suspended, ~~expelled~~, or sanctioned in any way. The decision of the Board shall be final.

**D. The Board shall decide by a unanimous vote of all five (5) members of the Board whether the member should be expelled. The decision of the Board shall be final.**

~~D. E.~~ Any action challenging a suspension, or termination of membership, including a claim alleging defective notice, must be commenced within one year after the date of the expulsion, suspension, or termination.

~~E. F.~~ If a Membership is terminated, the Member shall vacate all premises on his or her allotment within thirty (30) days. The Corporation has the right to avail itself of all legal remedies, including unlawful detainer, to remove the Member from all premises on his or her former allotment.

**Ballot Proposal Number 6**

**Title: Member Approval Required to Change Rules and Procedures.**

**Changes to Article VII, Section 2 of the Bylaws of Paradise Park Masonic Club**

**2. RULES AND PROCEDURES** - The Board shall adopt, amend or repeal Rules and Procedures it determines to be in the best interests of the Members and to further the purposes of the Corporation. Any amendment to the Rules and Procedures must be published in PPMC's monthly bulletin before it can be adopted by the Board, except, if by a unanimous vote, the Board determines

that an amendment needs to be made without prior publication, it may do so, but such action shall then be published in the monthly bulletin. Rule changes, deletions and additions passed by the Board are effective immediately. Each change, deletion and/or addition to the Rules and Procedures adopted by the Board shall be submitted to a vote of the Membership for ratification or repeal at the next scheduled election. Each change shall be published for two (2) consecutive months in the bulletin before a vote by mail and must be approved by a majority of those voting. Changes, deletions and additions to the Rules and Procedures may be proposed to the Membership by petition submitted to the Board by not less than 10% of the Members. All Member proposed changes, deletions and/or additions shall be published for two (2) consecutive months in the Corporation's monthly bulletin before a vote by the Membership. All Rules and Procedures in existence as of April 30, 2006 shall be submitted to the Membership for ratification or repeal at the next regularly scheduled election. All rules shall be separately voted upon, and any rule not receiving a simple majority affirmative vote will be thereupon repealed.

**Any changes, deletions and/or additions to the Rules and Procedures that are proposed by a petition from the Membership, and are successfully adopted by their vote, may only be removed, revised, or restored by a vote of the membership.**

**Ballot Proposal Number 7**

**Title: Delete Unnecessary Provision**

**Changes to Article VII, Section 2 of the Bylaws of Paradise Park Masonic Club**

**2. RULES AND PROCEDURES** - The Board shall adopt, amend or repeal Rules and Procedures it determines to be in the best interests of the Members and to further the purposes of the Corporation. Any amendment to the Rules and Procedures must be published in PPMC's monthly bulletin before it can be adopted by the Board, except, if by a unanimous vote, the Board determines that an amendment needs to be made without prior publication, it may do so, but such action shall then be published in the monthly bulletin. Rule changes, deletions and additions passed by the Board are effective immediately. Each change, deletion and/or addition to the Rules and Procedures adopted by the Board shall be submitted to a vote of the Membership for ratification or repeal at the next scheduled election. Each change shall be published for two (2) consecutive months in the bulletin before a vote by mail and must be approved by a majority of those voting. Changes, deletions and additions to the Rules and Procedures may be proposed to the Membership by petition submitted to the Board by not less

than 10% of the Members. All Member proposed changes, deletions and/or additions shall be published for two (2) consecutive months in the Corporation's monthly bulletin before a vote by the Membership. ~~All Rules and Procedures in existence as of April 30, 2006 shall be submitted to the Membership for ratification or repeal at the next regularly scheduled election. All rules shall be separately voted upon, and any rule not receiving a simple majority affirmative vote will be thereupon repealed.~~

**Ballot Proposal Number 8**

**Title: Vacancy on the Board of Directors**

**TWO OPTIONS**

**Changes to Article VII, Section 4 of the Bylaws of Paradise Park Masonic Club**

**OPTION A**

**4. VACANCY ON BOARD OF DIRECTORS –**

~~If a vacancy on the Board occurs, the remaining Board members shall appoint (by majority vote) a Past Director who served on the Board within the preceding five years who is willing and able to serve as director until the close of business at the next annual meeting. The names of eligible Past Directors shall be drawn by lot until one has been found who is willing and able to serve as the replacement Director. At the first election following the existence of a vacancy, a Board Member will be elected to complete the remainder of the term vacated. In that election, the candidate who is elected to the Board, but who receives the least number of votes of those elected, shall serve out the unexpired term of the vacated director. If no eligible Past Director is willing or able to fill the vacancy, a new election shall be held. (7/11)~~

**4. VACANCY ON BOARD OF DIRECTORS**

**A. STEP ONE: It is the responsibility of the Manager to maintain a current list of "Eligible and Willing" past directors. To be "eligible", the person must (1) have previously served on the Board of Directors within the past ten (10) years, and (2) be a Member of PPMC in good standing. To be "willing", the person must have indicated she/he is willing to serve on the Board should a vacancy occur.**

**B. STEP TWO: Within ten (10) working days after the Annual Meeting, the Manager will send to each prior Board member who has served within the last ten (10) years a letter asking if the person is willing to serve should a vacancy occur during the next year and asking each to respond with phone numbers and emails at which they may be contacted if a vacancy arises. The letter must include a copy of Article VII, Section 4 of the Bylaws. Within five (5) working days of a positive response, the Manager will send a letter acknowledging its receipt.**

**C. STEP THREE: Within two (2) working days of when a vacancy occurs it is the responsibility of the Manager to contact all those past Board members who have served in the last ten (10) years and who responded positively to the letter of Step 2. Eligible and Willing Members must respond to the Manager within five (5) working days after being informed of a vacancy. Failure to respond will be considered as a negative response. If no positive response is received from those who served in the past ten (10) years, then the candidate from the previous election who received the most votes of those not elected will immediately assume the role of director as delineated in step E below.**

**D. STEP FOUR: DRAWING FOR REPLACEMENT DIRECTOR: The names of all those who have positively responded to the Step 3 will have their names placed in a drawing to determine who will be the replacement director. The drawing will occur no more than ten (10) working days after the vacancy occurs. At least three (3) members of the Bylaws Committee must be present as observers at the drawing.**

**E. STEP FIVE: SEATING THE DIRECTOR: The person selected in the drawing will immediately take office as a director and will serve until the next annual election, except if the vacancy occurs or the Recall ballots are counted between the May Board meeting and the annual election, and the person creating the vacancy has a term which goes beyond the next annual election, then the person drawn will immediately assume the role of director and will serve the remaining term of the replaced director.**

**Ballot Proposal Number 8**

**Title: Vacancy on the Board of Directors**

**Changes to Article VII, Section 4 of the Bylaws of Paradise Park Masonic Club**

**OPTION B**

**4. VACANCY ON BOARD OF DIRECTORS –**

~~If a vacancy on the Board occurs, the remaining Board members shall appoint (by majority vote) a Past Director who served on the Board within the preceding five years who is willing and able to serve as director until the close of business at the next annual meeting. The names of eligible Past Directors shall be drawn by lot until one has been found who is willing and able to serve as the replacement Director. At the first election following the existence of a vacancy, a Board Member will be elected to complete the remainder of the term vacated. In that election, the candidate who is elected to the Board, but who receives the least number of votes of those elected, shall serve out the unexpired term of the vacated director. If no eligible Past Director is willing or able to fill the vacancy, a new election shall be held. (7/11)~~

**4. VACANCY ON BOARD OF DIRECTORS**

**A. STEP ONE: It is the responsibility of the Manager to maintain a current list of "Eligible and Willing" past directors. To be "eligible", the person must (1) have previously served on the Board of Directors within the past five (5) years, and (2) be a Member of PPMC in good standing. A past Director, who has been recalled within the preceding five (5) years, shall not be eligible to serve as a replacement Director. To be "willing", the person must have indicated she/he is willing to serve on the Board should a vacancy occur.**



**B. STEP TWO: Within ten (10) working days after the Annual Meeting, the Manager will send to each prior Board member who has served within the last five (5) years a letter asking if the person is willing to serve should a vacancy occur during the next year and asking each to respond with phone numbers and emails at which they may be contacted if a vacancy arises. The letter must include a copy of Article VII, Section 4 of the Bylaws. Within five (5) working days of a positive response, the Manager will send a letter acknowledging its receipt.**

**C. STEP THREE: Within two (2) working days of when a vacancy occurs it is the responsibility of the Manager to contact all those past Board members who have served in the last five (5) years and who responded positively to the letter of Step 2. Eligible and Willing Members must respond to the Manager within five (5) working days after being informed of a vacancy. Failure to respond will be considered as a negative response. If no positive response is received from those who served in the past five (5) years, then the candidate from the previous election who received the most votes of those not elected will immediately assume the role of director as delineated in step E below.**

**D. STEP FOUR: DRAWING FOR REPLACEMENT DIRECTOR: The names, with the exception of any recalled director, and all of those who have positively responded to the Step 3 will have their names placed in a drawing to determine who will be the replacement director. The drawing will occur no more than ten (10) working days after the vacancy occurs. At least three (3) members of the Bylaws Committee must be present as observers at the drawing.**

**E. STEP FIVE: SEATING THE DIRECTOR: The person selected in the drawing will immediately take office as a director and will serve until the next annual election, except if the vacancy occurs or the Recall ballots are counted between the May Board meeting and the annual election, and the person creating the vacancy has a term which goes beyond the next annual election, then the person drawn will immediately assume the role of director and will serve the remaining term of the replaced director.**

**Ballot Proposal Number 9**

**Title: Recall of Director**

**Changes to Article VII, Section 6 of the Bylaws of Paradise Park Masonic Club**

**6. REMOVAL OF DIRECTOR** - The members shall have the power to recall a member of the Board, for any reason, including lack of confidence, which must be stated on the petition. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid and the process ~~must~~ **may** be repeated **at the option of the initiator of the petition**. If a majority of those voting are in favor of the recall of the Director(s), he or she shall be removed from office immediately.

**Ballot Proposal Number 10**

**Title: Add the word "Corporation"**

**Changes to Article VIII, Sections 3A of the Bylaws of Paradise Park Masonic Club**

#### **ARTICLE VIII OFFICERS AND MANAGER OF THE CORPORATION**

**3. SECRETARY** - The secretary shall keep or cause to be kept, at the corporation's principal office or such other place as the Board may direct, a book of minutes of all meetings, proceedings, and actions of the Board, of committees of the Board, and of members' meetings. The minutes of meetings shall include the time and place that the meeting was held; whether the meeting was annual, general, or special, and, if special, how authorized; the notice given; the names of persons present at Board and committee meetings; and the number of members present or represented at members' meetings.

A. The secretary shall keep or cause to be kept, at the principal California **Corporation** office, a copy of the articles of incorporation and bylaws, as amended to date.

**Ballot Proposal Number 11**

**Title: Voting by Quorum**

**Changes to Article VII, Sections 13 of the Bylaws of Paradise Park Masonic Club**

**13. QUORUM FOR BOARD MEETING** - A majority of the authorized number of Directors shall constitute a quorum for the transaction of any business except adjournment. Every action taken or decision made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be an act of the Board, subject to the more stringent provisions of the California Nonprofit Mutual Benefit Corporation Law, including, without limitation, the provisions on (a) approval of contracts or transactions between this Corporation and one or more Directors or between this Corporation and any entity in which a director has a material financial interest, (b) creation of and appointments to committees of the Board, and (c) indemnification of Directors. ~~A meeting at which a quorum is initially present may continue to transact business, despite the withdrawal of some Directors, if any action taken or decision made is approved by at least a majority of the required quorum for that meeting.~~ **A meeting at which a quorum is initially present is precluded from taking any action or voting on any issue if the withdrawal of some of the Directors leaves less than a quorum remaining in attendance.** A Majority of Directors present, whether or not a quorum is present, may adjourn any meeting to another date and time.

# **BALLOT INFORMATION ONLY – RATIFICATION OF RULES & PROCEDURES**

(If proposals pass any words shown in strike-through text would be omitted, and any words shown in underline bold text would be added.)

Ratification of R & P #1 to

## **1.0 Use of Allotment**

**1.01 General Usage** – A Member, Associate Member or Alternate Associate Member may use a Member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club (hereinafter PPMC.) A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made.

**1.02 Family Members' Rights** – A Member's family shall be entitled to ~~all the privileges of PPMC except voting~~ **privileges extended to a Collective Member**. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings and domestic partners. No person under the age of 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year ~~when the Member lives elsewhere~~, **with no Collective Member in residence** must have a Masonic affiliation.

**1.03 Visitors** – A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)

**1.04 Guests** – A Guest is anyone occupying an allotment, other ~~than the member of a Collective member's immediate family~~ **than Collective Members' immediate family**, when the Collective Member is not present. (6/09)

~~1.05 Guest Privileges- All guests must check in at the Park Office at their earliest convenience. A Member may extend guest privileges by making written notice to the Manager. The Manager, at his or her discretion, may issue a Guest Permit, which entitles a Guest(s) to be on PPMC property. Such Guest Permit shall set forth a period of time for which the Permit is authorized. A guest shall be given a copy of the pertinent Rules and Procedures. Guest Permits shall be limited to not more than 30 days. The Board of Directors may further extend Guest privileges. Extended Guests staying at an allotment for more than six months, without a Collective Member present, must be affiliated with a Masonic organization. The Board of Directors may revoke Guest Privileges for any violation of these Rules and Procedures or the Bylaws of PPMC. The Member assumes all responsibility for a Guest (s) Do not ask for extended guest privileges without adequate parking on your allotment.~~

**1.05 Guest Privileges- Any Visitor/Guest/Family Member (other than Collective Member's children under the age of 18) who is staying in PPMC more than 48 hours shall check in with the office and fill out an application for Guest/Visitor privileges. Visitors/Guests/ Family Members (other than Collective Members' children under the age of 18) staying less than 30 days shall be given a Guest Permit to be displayed in their vehicle. Visitors/Guests/Family Members (other than Collective Members' children under the age of 18) staying more than 30 days shall go through Orientation and meet with the Board. The Board may extend Guest/Visitor privileges for up to six months; the Member shall be notified of extension of privileges. All Board-extended privileges shall be reviewed every 6 months; the Member shall be notified of acceptance or not.**

**NO CHANGES ON 1.06 TO THE END OF 1.00**

Ratification of R & P #2 to **(New in its entirety)**

## **2.03 VEHICLE IDENTIFICATION PROCEDURE**

**All vehicles are required to have a permanent or temporary identification on file in the Park Office.**

**Included in the vehicle permit is the following information which will be entered into the PPMC database. All registered vehicles on file will include the following information:**

- **Permit #, registered owner, Driver, Park Address.**
- **Vehicle, License Plate, Vehicle, Make, Year, Model, color.**

**The Member will be issued a numerical car sticker to be affixed to the lower left corner of the front windshield of the vehicle. Once this policy is adopted all Members will have 30 days to comply.**

Ratification of R & P #3 to **(New in its entirety)**

## **2.04 GUEST VEHICLE STICKER PROCEDURE**

**All Guests or visitors of any Paradise Park Member are required to have either a guest permit from the Office or a guest placard for the rear view mirror of their car. It is the responsibility of the Park Member to secure this Guest Permit or Guest Placard. The Guest Permit will consist of the standard written form that is filled out upon the guest's arrival. It states the Name, car make & model, and the identity of the Member that is being visited. The hard copy guest placard with the Allotment number of the Park Member must be picked up in the Park office by the Park Member. This placard can be hung from the rear view mirror of the Guest's vehicle. It should stay at the improvement for continued use by visiting guests. Each improvement will be issued 2 placards. Guests of Members have 48 hours to either check in with the office and fill out the guest permit form or place the Member's placard on the vehicle's rear view mirror for easy identification of the appropriate allotment #. Park members that do not adhere to this policy within the 48 hour time frame will be fined \$10.00 per day until the Member and/or guests comply.**

- 1. Any vehicle found without a sticker, guest permit, or guest placard is subject to being towed at the owner's expense.**

NOTE – if 2.03 and 2.04 are ratified, the remaining items in 2. Vehicles will be re-numbered.

Ratification of R & P #4 to

## **2.09 Golf Carts**

All golf carts must be equipped with headlights that must be on at all times ~~when in use in the Park~~ **when driving (a) through the covered bridge, (b) on the one-way portion of the Entrance Road and/or (c) at night as defined by California Vehicle Code (revised 23 August 2003).** All golf carts

must have an audible horn. All golf carts must not exceed the posted speed limits. Only licensed drivers may operate a golf cart. Only electric powered golf carts are allowed. No golf carts allowed on Washington pathway. The allotment number must be posted on the front and rear of all golf carts in reflective letters at least one inch (1") in height no smaller than three inches (3"). All golf carts must yield the right of way to motor vehicles. All golf carts must carry their own liability insurance. All passengers on the golf cart must be seated. Standing on the back is not allowed. Golf carts are not allowed to tow skateboards or bicycles with ropes or by holding onto the vehicle. (10/11)

**Ratification of R & P #5 to**

**3.04 Membership Information**

Selling Members shall inform prospective buyers as to the complete membership application and approval process required by PPMC before formally entering into sales negotiations. Potential buyers may obtain membership information, procedure and application forms at the Park Office. A Financial Obligation for Membership Sales form must be completed and filed with the office prior to any transfer of funds and Membership. (7/11)

**Ratification of R & P #6 to (New in its entirety)**

**13.03 Office Staff- PPMC shall not hire any Collective Member or PPMC resident as an Employee.**

**Ratification of R & P #7 to**

**Addendum A – Remodeling and new Construction Rules**

**#5 Contractors**

3. ~~Contractors must at all times conspicuously post at the job site the job Card issued by the County.~~ Once a County permit has been obtained, it will be posted on site so it is able to be viewed from the street.

**Ratification of R & P #8 to**

**Addendum E-Committee Manual**

**TO WHOM DOES THE COMMITTEE REPORT**

It is at the discretion of the Board of Directors to determine to whom each committee shall report. The Board can require that the committee report only to the whole BOD, or to one specific member of the Board designated as being the Liaison to the committee, to another committee ( as in the case of a sub-committee), or to the Park manager. The Director who is assigned to be the liaison shall not have a vote and shall serve as the conduit between the Board and the Committee. If possible the liaison will attend committee meetings and be available for counsel and advice to both the Board and the committee. Part of the liaison duties shall be to see that minutes are kept, that board directives are carried out, that policies are complied with and that there are regular reports as to actions and suggested updates needed. (Adopted by BOD - 8/20/2011.)

**MEMBER NOTES**

A Message from Tripura Anand

“Although violence may appear powerful, it is short-lived. Violence never brings a lasting resolution to any problem. On the other hand, Truth remains constant and will ultimately prevail”

~Dalai Lama

**CALENDAR FOR JUNE 2012**

**JUNE**

June 2- Sat	Walking Tour Thunderbird Club- 10- 2pm	Picnic Grounds
June 4- Mon.	Knitten Kittens- 11:30 am	Social Hall
June 5- Tues.	Tuesday Morning Coffee- 9:00 am	Sm. Social Hall
June 6 Wed.	Men’s Club- 11:30 am	Social Hall
June 9- Sat.	Fire Brigade 9:00 am	Fire House
June 9- Sat	Game Night! 6:30-9:00p.m.	Social Hall
June 12 Tues.	Tuesday Morning Coffee- 9:00 am	Sm. Social Hall
June 15- Fri.	Decorating Social Hall- Thompson wedding	Social Hall
June 16- Sat.	Thompson Wedding Reception 5-9pm	Social Hall
June 18- Mon.	Rainbow Girls- 7:00p.m.	Social Hall
June 19- Tues.	Tuesday Morning Coffee	Sm. Social Hall

June 20- Wed.	B*I*N*G*O -6:30 pm	Social Hall
June 26- Tues.	Tuesday Morning Coffee 9:00a.m.	Sm. Social Hall
June 28- Thurs.	Wine and Cheese Night 4-6:00	Social Hall
<b>June 29- Fri.</b>	<b>All Ballots Due in Park Office</b>	
<b>June 30- Sat.</b>	<b>PPMC ANNUAL MEETING- 7:30 pm</b>	<b>Social Hall</b>

**MEMBERSHIP APPLICATIONS PENDING**

<u>MEMBERS</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
Bryan Cupps	4/30/2012	Mark Akin	210 Keystone Way
Mignonne Fish	5/22/2012	John Kettmann	184 St. Bernard
Windell Smith	5/29/2012	Heidi Paris	318 The Royal Arch
<u>ASSOCIATE</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
William M. Scherer	4/6/2012	William W. Scherer	648 St. Augustine
Laurel Stumpf	4/27/2012	Darlene Stumpf	439 York Ave.
<u>ALTERNATE</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
Gregory Schack	7/11/2011	Francis J. Freenor III	161 St. Bernard
Shawn Patrick Clark	5/22/2012	James Clark	401 Consistory

**PPMC SHIRT SALE**  
**ORDER NOW FOR JULY 4<sup>TH</sup> DELIVERY**  
**WE NEED TO MEET MINIMUM ORDER LEVELS FOR THESE PRICES**  
**ORDERS DUE BY TUESDAY, JUNE 5<sup>TH</sup>**  
 Samples on display in the Park Office  
 Call or visit the office for details or to make an order.  
 831-423-1530

<b>EMBROIDERED</b>	<b>CIRCLE LOGO</b>
ORDERS DUE BY JUNE 5, 2012	ORDERS DUE BY JUNE 5, 2012
1/4-ZIP . . . . . \$45.00	HOODIE . . . . . \$32.00
HOODIE . . . . . \$42.00	SWEATSHIRT . . . \$22.00
SWEATSHIRT . . . . \$31.00	T-SHIRT . . . . . \$15.00
GOLF SHIRT . . . . \$24.00	

IF SUPPLIERS MINIMUM ORDER NOT REACHED, YOUR MONEY WILL BE REFUNDED

**Community Potlucks**

Saturday, May 19 was the final monthly potluck to be held in the Social Hall until the Fall. These gatherings are wonderful opportunities to meet new friends as well as catch up with familiar ones. They have been a long-standing tradition for our club.

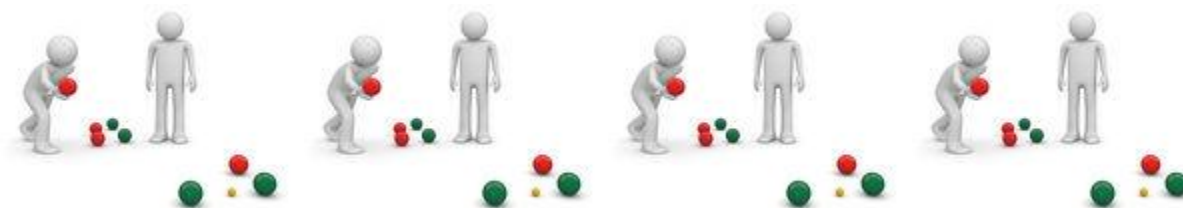
Beginning June 16 at 5:30, weekly potlucks will be held in the picnic grounds and run through mid-September **except for:** June 30 (Candidate Night,) August 25 (Section Party date) and Labor Day Weekend. The June 16 event will be sponsored by Marty Miller and Debbie Castillo. Everyone is to bring their own table setting and beverage in addition to a potluck item serving six.

Sponsors for these “weekly weenie roasts” are needed. If you would be willing to “host” a Saturday casual gathering around the fire, please contact Karen Eneboe at 423-9111. Bring on the mustard....!!!

ADDRESS	MEMBER	PRICE	DESCRIPTION
<b>Improvements for Sale by Member</b>			
<b>All allotment use privileges and Membership are subject to the approval of the Board of Directors.</b>			
<b>IMPORTANT NOTICE:</b> 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.			
<b>SECTION 1</b>			
410 Keystone	David Mahan 831-469-0836 831-247-4918	\$149,000	3 bedrooms, 1 bath. Paved parking for 4 cars. Carport. Deck over river. Large storage w/ laundry. Large patio. Great sun. View of the bridge! Pellet stove/fridge/oven/washer-dryer included.
421 Joppa St	Chris c/o Mark Hawkins (831) 332-2758 or <a href="mailto:Hawk570@hotmail.com">Hawk570@hotmail.com</a>	No Financing New price \$219,000	2 BR, 1 ½ BA on large, flat, sunny lot with art studio & workshop. Remodeled formal living room and large kitchen w/ family room. Big driveway with lots of parking and huge 2 car garage. Dual pane windows, vaulted ceilings, automated sprinklers, fireplace & gas heaters. Close to river, with gardens, private patio and wonderful views! Clean and move-in ready.
437 York	Lagille Rodriguez (650) 802-8341 (650) 504-5027	\$345,000 Fully furnished	3BR, 2BA two story home with view of covered bridge. Fully updated in 2009 - new furnace, stainless steel appliances. Brand new treck deck. Hot tub.
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/all day sun' 1 car garage; new paint; all appl. Included. Move in ready.
468 York Ave	Todd Hoffman 423-7432	\$300,000 No Financing	2BR, 2 ½ 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 ½ bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 <sup>nd</sup> floor & electric ceiling heat. 2 stoves & fridge.
412 Keystone Way	Mohammad Alam Contact @Mark Zevanove, Agt. 831-458-1222	<del>\$295,000</del> \$245,000	Your palace by the river. Located on 3 lots with 3 BR, 2BA, including an in-law unit downstairs with its own kitchen, living room, & bath. Recent upgrades include roof, bathroom and kitchen. All appliances and furnishings are included with the exception of 4 religious items.
527 St. Ambrose	Brana Buzel 415-246-0705	135,000 No Financing	2 BR. 2 ½ BA 1500 Sq. Ft. improvement. Great location on a sunny lot. Fixer- upper, opportunity to customize kitchen, master BR & BA. Great floor plan. Huge Kitchen, dining & living room space. Take a look!!
<b>SECTION 2</b>			
252 Keystone	Dayna Larson Mark Zevanove Agt. 831-588-2089	\$99,000	Well located one bedroom, one Bath home with great view over the river and park. Need some TLC and priced to reflect that.
284 Keystone Way	Burt Prater Contact James Prater @916-335-7964	<del>\$175,000</del> NOW \$135,000	2 BR, 1 BA 698 sq.ft. Improvement. Cozy cabin with good river frontage. Nice central location with large L/R Dining/kitchen/eating bar combo. Room for garden on both sides. All furnishings and appliances included in sale.
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	\$159,000 Motivated Seller	2BR, 1BA w/ vaulted ceilings in living room & a large propane fireplace. Separate dining room, fresh paint, & new carpet throughout. Large covered porch and deck. Laundry & shower facilities below main house. Property includes cute guest cottage. Move in ready.
269 Keystone Way	John & Patricia Densem 831-239-3053 Tony Averill 831-426-0203	\$375,000	Exceptional, turn-key split-level home. 2BR 2BA 1652 sq.ft. Improvement on a 4,777 sq.ft allotment. Open design rebuilt in 1981 with many custom features. Extremely well maintained. Many upgrades. Includes all appliances, inside w/d, auto garage door, forced air central heating, alarm system, bonus room and backup generator. Complete repainting.7 yr. old roof. Sunny interior. Tile laminate, carpet and hardwood.1500 gal septic system. Includes 1 year home warranty. Must see to appreciate!
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.
<b>Section 3</b>			
210 Keystone	Mark Akin 925-258-9715 Or 415-879-2398 Sale Pending	New Price <del>\$329,000</del> Reduced to \$299,000 Financing available	3 Bedroom, 2 bath updated home approx. 1500 Sq. Ft. of living space. Features soaring 14 ft. open beam living room with ceiling to floor windows. Huge master BR with large walk in closet and skylights. Newly remodeled tile bathroom, updated kitchen, wiring, and plumbing. Tankless water heater attached two car garage with laundry area. Redwood bark exterior gives the look of a log cabin. Totally maintenance free! All this on an oversized, flat, landscaped lot.
<b>SECTION 4</b>			
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. Soji dividers. Deck overlooks the river. <b>Hydraulic</b> floor.
650 St Augustine	Jean Mackenzie	\$225,000	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is – Deck needs to be

	(510) 523-8865	OBO	replaced. Stove & Refrigerator included in sale.
652 St Augustine	Grace Travis Mark Zevanove Agt. Sale Pending 831/588-2089	NEW LISTING! 250,000	2 BR, 2BA, well located home on the river. Approx 1600 sq.ft. of living space with forced air heat, great deck with beautiful view of the river and creek.
674 St, Augustine	Steve Taylor Frank McCue Agt. 831-464-0400	NEW LISTING! \$249,000	Forced air/heat; Riverfront location; Large storage shed,compostion Roof; Vaulted Ceilings; Tile Floors; Gorgeous Entry; Wilderness Back yard; Sunken family room; Landscaped Garden w/ Fabulous Views!3 Bedrooms 2 Bath 1288 sq.ft improvement on a 3092 sq.ft allotment
696 St. Johns St	Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027	Reduced \$179,000 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 <a href="http://www.696saintjohns.weebly.com">www.696saintjohns.weebly.com</a>
703 St. John St.	Janice Reeder Mark Zevanove Agt. 831-588-2089	NEW LISTING! \$279,000	Contemporary well located home featuring 3 Bedrooms and 2 full Bathrooms with approx. 1500 sq. ft. Force Air heat and a great layout make this a wonderful Paradise Park home. Nice balcony deck in rear as well as a lovely front porch for relaxing.
<b>SECTION 6</b>			
113 Keystone Way	Jeffrey LeBouf 209-527-0729	229,000	Immaculate 1BR, 1 BA 1100 sq.ft.improvement. Built in 1979. Turnkey, all new carpet & flooring. New painting inside and out. New treck deck, sunny, landscaped yard, cements walkways and carport. Fireplace that heats entire home. Dishwasher, washer/dryer included.
169 St. Bernard	Patrick and Dale Schaefer Mark Zevanove Agt. Sale Pending 831-588-2089	<del>\$375,000</del> \$325,000	4BR, 2 ½ BA approx. 2200 sq.ft. Improvement. What a GEM! This is the house of your dreams. Modern, river view home. Two car garage. Call agent Mark Zevanove for showings.
174 St. Bernard	Dean Logan 423-5343	\$369,500 No Financing	2 ½ BR, 1 ½ BA large master BR w/ Victorian style Bath w/ claw foot tub & tile shower, Gas inserts in LR. Shutters on all windows, 2 skylights. All electric kitchen w/ hard wood floors. Laundry room off enclosed garage. Extra room for Den. Beautiful front yard w/ flowers. Nice Lanai off LR. Central heating throughout. Furnace 5 yrs.old. Must see!
177 St. Bernard	Garrett Lenz Mark Zevanove Agt. 831-588-2089	195,000	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
184 St, Bernard	John Kettmann Mark Zevanove Agt. Sale Pending 831-588-2089	\$175,000	Seller will carry financing with 20% down. Cute cottage with guest house. Includes 2 bedrooms, 1 ½ baths. Beautiful kitchen, bathroom and master bedroom. Improvement approx. 12540 Sq. Ft., allotment 4356 Sq. Ft.





Here we go again!! I get to write to you with the blessing of the Recreation Committee.  
We're going to have a Bocce Tournament at PPMC.  
The tournament will run the entire summer with winners announced during The Labor Day Dance. Those interested, please sign up at the office.  
It will be a relaxed format, one that will allow everyone enough time to schedule your matches.

There will be a sign up in the office  
As soon as possible so we can begin the format.  
Questions??? Call me at 831-915-6716 or 831-426-8630  
Fraternally yours in  
food, fun, frolic and friendship  
Bill Eckard

**ATTENTION PPMC**  
As a reminder, Terry Douglas, PPMC Manager, is in the process of accepting bids for asphalt repair work on the Office Parking area. If you are interested in having work done on your specific allotment and would like bid information, please let Terry know. All individual paving will be paid for by the individual Member but if the amount of work is greater, there is a good chance that the bids and fees would be lower.

**News from the Men's Club**  
The PPMC Men's Club would like to encourage all Men to attend the upcoming meeting On Wednesday June 6<sup>th</sup> at 11:30 am in the Social Hall. There will be a special presentation done by a representative from Fish & Game on the Salmon and Steelhead Hatcheries.  
It promises to be an interesting topic of discussion.  
See you there!

## CANDIDATE FOR PPMC BOARD OF DIRECTORS

**Michelle Green**  
678 St. Paul  
[shellvon@gmail.com](mailto:shellvon@gmail.com)  
Candidate for PPMC Board of Directors  
2012–2013



### **My Unique Experiences would Benefit PPMC**

I have had a diverse career that will bring a wide spectrum of experience to the Board. I have counseled individuals and families through crises and life changing events. I was responsible for selecting and monitoring the quality of community services provided by State-wide nonprofits. I know the inner workings of the Santa Cruz County Planning Department. As Director of two non-profit programs, I have trained staff and supervised complex finances.

### **Qualifications**

- *Twenty years of management experience. I managed a print shop that was the outsource painters for The Sacramento Bee; Assistant Manager for Raley's Supermarkets – advertising; owner of Climent Marketing and Advertising; the Director of First & Multiple Offenders DUI Program for the Safety Center. I moved to Hawaii and was a Program Specialist responsible for twenty-six non-profit programs on five islands. I was a clinical Therapist for Castle Medical Center then moved to Santa Cruz, California and was Director of Triad Community Services before working eight years for the Santa Cruz County Planning Department as the Senior Analyst.*
- *Responsible for maintaining and monitoring budgets. As the manager, program specialist or director of programs, I managed budgets from three hundred thousand to five million.*
  - *Nine years as a Clinical Therapist and State Program Specialist*
- *Two Masters degrees in Business Administration-Management and Counseling Psychology. One Masters Certificate in Organizational Change*
  - *Eight years working in the Santa Cruz County's Planning Department*
  - *I live in Paradise Park full time. I started building my home here in 2006.*
    - *I am against "Fee Simple" land use*
- *Member of Santa Cruz Redwoods Chapter #273 OES Both my Grandfather (deceased) and Stepfather were/are Masons.*

*I have a deep respect for the teaching of Masonic principles.*

*I was raised with the common fundamental belief in integrity and in the value of respect and support of one another. I believe this is the true purpose of the PPMC community. I would bring to the Board goal setting, government transparency, equal access and social justice. I love Paradise Park and would work hard to keep it a respectful place to live.*



## CANDIDATE FOR PPMC BOARD OF DIRECTOR



**Lois A. Keithley**

(e): loiskeithley@hotmail.com

**Park Address:** 273 Keystone Way

**Residence Address:** 4138 Beacon Place, Discovery Bay, CA 94505

(H): 925-634-9932

**Family:** Al Conrado, spouse

**Park member:** 2010

Associate member: 1980

Alternate associate member: 1961

**Masonic Affiliations:** Unity Chapter #186, OES, Burlingame, CA - 50 year member

**Education:**

1965 BS in Mathematics minor in physics, University of Colorado

1965 Advanced work in Mathematics, UCLA

1968 National Science Foundation Scholar in Mathematics, University of Southern California

1975 MA in Psychology emphasis in Counseling and Guidance, California State University, Northridge, CA

**Career Summary:**

I retired from the Los Angeles Unified School District in 2002 after 36 years of service. During that time, I taught advanced mathematics, counseled high school students, worked with parents, handled state funded gifted programs, conducted state mandated testing programs and coordinated substance abuse programs. My last 7 years were spent working with high school students with special needs.

**Other Relevant Experiences:**

I hold the title of Commodore in the United States Coast Guard Auxiliary. As the 2005-06 District Commodore for District 11 South, my responsibilities included supporting over 2000 Auxiliarists, supervising the district's varied programs that served the boating public, handling the budget for the organization as well as staffing. My election to the position of National Area Commodore – Pacific Area came with increased responsibility. In that capacity, I was involved with 5 districts and over 7,000 members. My area included the western United States as well as Guam and Saipan. Both Commodore positions required a close working relationship with two and three star Admirals in the United States Coast Guard.

**Function of the Board:**

In my opinion, the function of the board is to serve **ALL** the membership of Paradise Park while making sure the park is properly run and maintained. The board must also follow the Bylaws and Rules and Procedures and apply them equally to **ALL** members. They must work in a transparent fashion to demonstrate to the membership that they are fair and impartial with no special interests taking precedence over others and establish an environment of trust which hopefully will allow for a membership with less divisiveness.

**Reasons for Running for the Board:**

The Keithley family has been members of Paradise Park since my grandfather bought his allotment in 1925. My parents purchased our cabin in 1949 (Knot Very Lodge). I grew up in the park enjoying all the various summer activities. Now, it is my time to give back to this picturesque place and the membership by offering myself as a candidate for a position on the Board of Directors. I believe that my educational experiences and my leadership positions in the Coast Guard Auxiliary have given me the professional tools to be an effective and responsible board member.

If elected, I will work for what I believe to be the best interests of the park and membership as a whole. I will listen to the concerns of the members and do my best to deal with those concerns. I will serve with diligence, honesty and integrity.

The membership deserves nothing less.

In closing, I hope you will put your trust in me to serve as a member of the Board of Directors of Paradise Park.

Thank you for your consideration,

Lois A. Keithley

## CANDIDATE FOR THE PPMC BOARD OF DIRECTORS

JOANNE NELSON

Residence: 640 St. Augustine, Paradise Park

Family : Mother of 3 Children: Michael, Lara and Elizabeth, and Grandmother of twin girls.

Years Park member: Family became members in 1951. In 1964 I became an Alternate Member; in 1971 an Associate Member; and in 1983 a Member.

Masonic Affiliation: Order of Eastern Star since 1963

Education: Bachelors Degree in Social Sciences and a Masters Degree in Library Science.

Career Summary: Retired Librarian, Research Specialist for 18 years at UCSC in Government Publications and Law.

Hobbies/Avocations: Duplicate Bridge; Crossfit; Gardening; Local and U.S. History.

**Relevant Experience: Served on the PPMC Board for over 3 years in the capacity of President, Vice President, Secretary and filled the position of Treasurer when a vacancy occurred.**

Currently I serve on the Bylaws Committee, the Orientation Committee and the Past Presidents Committee. I previously chaired the committee to revamp all the Orientation procedures and forms. In the Past I served on CERT and the Investigation , Bylaws, Historical, Election and Nominating Committees.

**The Function of the Board** is: To do what is best for Paradise Park, to take care of the fiscal responsibilities of PPMC, provide leadership, communicate, supervise, listen and make the hard decisions, ability to hear and work well with diverse voices.

**Reasons for Running for the Board:** Having previous BOD experience I recognize that communication is key to do what is best for Paradise Park. With my experience as a Board member, I know I am a good listener and problem solver. I work well with diverse voices. I am heartbroken at the animosity and dysfunction that have plagued the Board in recent years. When I was a Board Member, we all got along and worked together for the good of PPMC. I pledge to return the BOD to the "good old days" when business was handled professionally, Open BOD Meetings were over by noon and great things were accomplished for the good of PPMC.

**I WANT TO SERVE ON THE BOARD OF DIRECTORS** because I have lived here for many years and am seeking ways to help maintain our beautiful piece of Paradise. I feel my previous BOD experience, research skills, capability to seek and implement solutions in the Park qualify me to once again be a Board Director. I hope to accomplish this by the following:

- I would like to see that we become a community again. Infighting does not solve problems.
- Tradition where neighbors helped each other and Board members were respected and worked well together.
- I will always look at the whole picture in making decisions
- I will improve the communications between the BOD and the membership.
- I would support narrative minutes including relevant attachments in the bulletin so that members not able to attend open meetings will know what is happening in PPMC.
- I will promote fellowship between members with more activities such as the wine and cheese get-togethers, a Welcome Wagon program, and more youth involvement in the planning of recreation activities, etc.

## CANDIDATE FOR PPMC BOARD OF DIRECTORS

**Name:** Nicholas "Nick" O'Donnell

**Park Address:** 474 York Avenue Known as: "Happy Days"

**Residence Address:** 10002 Foxboro Circle, San Ramon, CA 94583-2627

**Family (Spouse, children):** Vadette Goulet, daughter-Elizabeth, son-Chris

**Years Park Member:** 36 years (associate 1976, full member 1990)

**Masonic Affiliations:** Member of Bay Cities Lodge #337. Raised on 4/27/1976 at Berkeley Thousand Oaks Lodge #478.

**Education:** B.S. in Elementary Education from California State University Hayward 1966, M.A. in School Supervision from San Francisco State University 1974, M.S. in Math Education from Holy Names University 1974

**Career Summary:** From 1956-1966 I worked nights as a school custodian while I went to school during the day. In 1966 I started teaching at Washington School in Alameda, California. I earned my Masters Degrees after school and became Principal of Washington School in 1974. I was teacher and principal of three different Middle Schools for a total of 24 years. In 1989 I was asked to serve as the Director of Purchasing for the Alameda Unified School District. I worked in this position until I retired in March of 2001. (I was called back to this position because the school district was not able to find a qualified candidate to fill the position. I worked part time for an additional two years.)

**Hobbies/Avocations:** I enjoy travel, small building projects, taking care of household repairs whenever possible, having time with my family, and Opera. Since I retired I have become an avid pinochle player. I am a student tutor through a program sponsored by the San Ramon Senior Center. I also enjoy cooking, gardening, and spending time in Paradise Park with my family and friends.

**Other Relevant Experience:** I have served on the Board of Directors of my Homeowners Association for the last 8 years. I am currently president of this board. Through careful fiscal management we have been able to lower the homeowner's dues twice in the last three years. Serving in this position allows for extensive experience with vendors, contractors and community communication concerns. My experience with a Homeowners Association and the Davis Sterling Act, which governs Homeowners Associations, has confirmed for me that I would never want Paradise Park Masonic Club and its members involved with this cumbersome and bureaucratic nightmare of a law. My many years as a Middle School Principal gave me the skills to successfully work with many different groups, from children, to teachers, support staff, parents, and the general community. My years in the Business Division of the Alameda Unified School District gave me the skills for budget development, planning and implementation.

**Your ideas on the function of the Board:** The purpose of this Board is to set the policies and procedures for running the day to day functions of this organization. The Board follows the guidelines of the by-laws of PPMC. The Board should govern in a fair and equitable manner towards all members, always striving for consistency and positive outcomes. The Board needs to listen to the members but not be swayed by those trying to change the unique structure we enjoy as members of this "paradise park."

**Reasons for Running for the Board:** I have enjoyed 36 years of membership in Paradise Park. I would like to have the opportunity to pay back my years of enjoyment by serving on the Board. I would like to bring a positive attitude and a position of historical appreciation of what the Park has been and can be again. I would like the park and its' members to return to that very special community we had for so many years, bonded by the common values and high standards of Masonry. Neighbors helping neighbors, families helping other families for the common good and enjoyment of our park should again be our goal. I want to retain our recreational/non-profit status and the accompanying benefits of low property taxes, and relative autonomy as a community, for my children and grandchildren. I hope the vast majority of other members will agree with me on this very important matter.

**Candidate's statement:** I cannot imagine what my family's lives would have been over the years had it not been for the Masonic friendship we have experienced here in Paradise Park. I respect and appreciate that the founding members installed Masonic values as the core beliefs as the basis of the founding of this Park. Their second important goal was recreation for families. It has been the recreational aspects which have brought such pleasure and enjoyment to my children and now grandchildren. I am sad that we have been without the series of Dams for so many years. Having a large swimming area, rope swings and a floating dock were so much fun for all. Having a clean, debris free river was also a pleasure. I hope if I am able to join the Board of Directors I will be able to work with other Board members and members in general to bring back some of the "Park Spirit" we used to enjoy together.

### **Closing Thought:**

We, as Masons represent a fraternity which believes in justice and truth and honorable action in your community...men who are endeavoring to be better citizens... [and] to make a great country greater. This is the only institution in the world where we can, meet on the level, all sorts of people who want to live rightly."

- Harry S. Truman – President of the United States

## CANDIDATE FOR THE PPMC BOARD OF DIRECTORS

**Name:** Wilma Teague Vinson **Residence Address:** 679 St. Paul Street  
**Mailing Address:** 701 Paradise Park, Santa Cruz, CA 95060-7008 **Phone Number:**  
831-429-1575 **Email Address:** [cbvince@att.net](mailto:cbvince@att.net)

**Family:** Husband – Cal, deceased, Son – Gary, deceased, Son – Greg, Daughter – Sue, Seven (7) Grand Children and four (4) Great Grand Children

**Park Membership:** I was an Associate Member for thirty-one (31) years and a Member for five (5) years since Cal died.

**Masonic Affiliation:** Both my father and husband were 50-year Masons. I have been a Member of OES for 61 years and a Past Matron. I am a Member of Santa Cruz Redwoods #273.

**Career Summary:** As a student of Santa Cruz High School, I worked at the Beach Boardwalk. After graduation, I worked a few years as a Pacific Telephone operator and then took time to be a Mom. In 1961, I began work for Sylvania/G.T.E and remained with them until my retirement in 1985. In 2000, I began working part time for Garland Precision and continued till 2010. Starting in 2005, I also began as an on-call Human Resources Department receptionist for Goodwill Industries, a position that I still hold.

**Santa Cruz Community Service:** I am a 20 volunteer for Goodwill Industries and served as a Director on their Board of Directors for Santa Cruz, Monterey and San Louis Obispo Counties.

**Paradise Park Volunteer Service:** I am serving as a mailroom volunteer, a duty that I have performed for many years and also worked in the office for a time. I have been a longtime member of the Tree Committee, and have served on the Nominating and Election Committees.

**My ideas of the function of the PPMC Board of Directors:** It is to see that the Board takes care of the business of the Park, listens to our Members and appreciates all that they do for all of us. The Board makes sure that our Bylaws are enforced equally for all.

**Reasons for running for the Board:** To see that there is fairness and honesty for all of our Members, remembering that all Members are equal whether they have been here for 8 months or 80 years. I believe that I can listen to both sides of issues objectively, make up my mind as to the proper action to take and not be unduly influenced by anyone. The rule of law is important to me.

I would be happy to discuss my position, on any Club issues, with any Member wishing to do so. Drop me an email, give me a call or stop by for a personal chat.

## CANDIDATE FOR THE PPMC BOARD OF DIRECTORS

**Name:** Cindy Weigelt

**Park Address:** 230 Temple Lane

**Residence Address:** same

**Family:** Husband, Bruce Brinker; Dog, Macy

**Years Park Member:** 14 years

**Masonic Affiliation:** Order of the Eastern Star, Reville Chapter #47

**Education:** San Jose State University

**Career Summary:** Non-Profit Management, currently in Healthcare Management

**Hobbies/Avocations:** Golf, Gardening, Cooking & Entertaining, Community Volunteer

**Other Relevant Experience:** Managing a Boards of Directors in various non-profit agencies including United Way and American Heart Association. Board Member of Monterey Bay Geriatric Resource Center and Healthy Eating Lifestyle Principles

**Your Ideas of the Function of the Board:** To review, uphold and carry out the rules, policies & procedures, as well as the by-laws, of Paradise Park Masonic Club. The Board is the final word when it comes to decisions that need to be made for the benefit of Paradise Park and the members.

**Reasons for Running for the Board:** I believe that Paradise Park is worth investing in, for the long and the short-term. This is my full-time home and I think it's important to offer my support to the community I live in. I'm looking forward to giving both my time and energy to support PPMC.

Safety and emergency preparedness (from a personal and Park-wide standpoint) are two very important topics that should be a concern of every member in our Park, whether they live here full-time or not. There are also infrastructure issues that have been identified, but others that need to be solved for long-term stability.

I look forward to working alongside fellow Board members and Park staff on all of these issues, and more, for the betterment of Paradise Park. I fully intend to be an engaged Board member. I realize that I cannot be of a "like mind" with everyone, but I will be a Board member with an "open mind" to all.

Mark Zevanove Presents:  
 6 Beautiful Paradise Park Properties  
 (831) 588-2089  
 DRE #00662936



**169 St. Bernard Street- SALE PENDING**

- What a gem! Great Section 6 river side home.
- 4 Bedrooms 2 ½ Baths, approx. 2136 sq.ft.
- Immaculately kept property w/ beautiful gardens.
- \$325,000



**703 St. John**

- Wonderful Contemporary home
- 3 Bedrooms 2 Full Baths
- Approx. 1500 sq. ft.
- Forced Air Heat
- \$279,000



**412 Keystone Way**

- Your palace by the river!
- 3 Bedroom, 2 Bath, with in-law unit below.
- Located on 3 lots.
- Great view of the historic covered bridge.
- NOW \$245,000!



**184 St. Bernard Street-SALE PENDING**

- Seller will finance with 20% down payment
- Cute cottage with beautiful kitchen
- Cozy living room with fireplace
- \$175,000



**252 Keystone Way**

- Great view over river and park
- Well laid out 1 Bedroom, 1 Bath
- Large deck for entertaining
- Priced at \$99,000



**652 St. Augustine- SALE PENDING**

- 2 Bedroom 2 Bath on the river
- Approx. 1600 sq. ft. forced air heat
- Beautiful deck overlooking the River
- \$250,000