

PARADISE PARK MASONIC CLUB, INC.

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FIRST CLASS MAIL



December 2014



**Harmony, Mutual Respect, Trust,
Honesty and Cooperation are the
Backbone of any Masonic Society—
Including Ours!**

Paradise Park Masonic Club

PPMC BULLETIN - December 2014

DECEMBER 2014

Board of Directors

- Lois Keithley, President
925-634-9932 Home
831-423-2897 Park
loiskeithley@hotmail.com
- Lee Heathorn, VP
831-427-0564 Home
leeheathorn@sbcglobal.net
- Gary Brandenburg, CFO
408-255-7217 Home
408-621-5191 Cell
glbhrc@aol.com
- Michelle Green, Secretary
831-466-9360 Home
green4ppmc@gmail.com
- Sam Cannon, Director at Large
916-408-5535 Home
sam@samuelcannon.com

Office Staff

- Terry Douglas,
Facilities Manager
831-423-1530 ext. 12
Emergencies only:
831-345-0879 Cell
- Sandy Rauschhuber,
Office Manager
831-423-1530 ext. 10
- Sue Williams,
Bookkeeper
831-423-1530 ext. 11

Web site address:
www.paradiseparkmasonicclub.org

President's Message by Lois Keithley

The 26th Annual Paradise Park Holiday Dinner sponsored by Bob and Tiny Sand, and Bill and Sharon Eckard, was held on December 13th. Our Social Hall was packed with members, their families and guests. Everyone enjoyed a delicious potluck with all the trimmings. The hosts and some participants supplied the 5 turkeys, 3 hams, potatoes, beverages and some desserts. Those members attending the event brought dishes to share. The table decorations were done by Hilde and Ron Rundell. Karen Eneboe, Danny and Marilyn Hanson pitched in to help as well. Santa made a surprise visit to hand out gifts to the children.

There will be a Town Hall Meeting on January 17, 2015 in the Social Hall. It will start after the potluck is over. The main topic will be a presentation by Michelle Green about our hillside including the tire removal issue as well as the problems caused by the SUV that careened off of Highway 9 and damaged our big drain pipe and the improvement at 295 Royal Arch. If time allows, the Board of Directors will be available for an Open Forum session.

The Board wants to remind the membership that the back gate is going to "all clicker access" starting January 10, 2015. This idea was presented at the October Open Meeting as the board had received information that the back gate code was being given out to "outsiders" that did not belong in the park. It was becoming a very serious safety issue. A vote in favor of all clicker access was taken by the Board at the November Open Meeting after giving the members time to express their opinions to the directors.

Terry Douglas, Facilities Manager, along with Andrew Almanza, crewman, and Steve Polizzi assistant crewman, have done a wonderful job trying to keep our park safe during the stormy weather. We have had trees and limbs fall, and the power has been out as well as telephone service. Working in these conditions has not been an easy task. Green waste sites have been opened and will remain open through January 31st.

It is time to form the 2015 Nomination Committee. Mark Zevanove has volunteered to be on the committee. In the open meeting this month, I appointed Mark as Acting Chairman until the committee has their first meeting and will be able to elect their new chairman and secretary. Any collective member who is interested in serving on this committee, please contact a Board member and let them know.

During the early part of 2015, the members should receive their Masonic Lodge or Eastern Star dues card. Please remember to send a copy of your dues card to the office before April 1, 2015.

This holiday season is a time for family and friends. The Board of Directors wants to send Holiday Greetings to all.



Happy Holidays

Facilities Manager Report by Terry Douglas

I would like to wish the membership a Happy New Year with joy and happiness for you and your family in 2015. Winter is here and the winds have been coming through the park . Tree limbs came down on electrical wires and all over the place causing quite a bit of damage. I want to ask the membership to please stay away from electrical lines that are down, High-voltage lines and secondary lines can be dangerous and you can be putting your life in danger. If a limb on a high-voltage line causes a fire please call 911 and then the manager at 831 – 345 – 0879.

We're going to leave the green waste sites open until January 31, 2015 to assist you with all the debris caused during the storm. Please if you can put debris in your green waste container and then the green waste sites. This will help the park. The sites will be closed as of February 1, 2015.

Please make 2015 a safe, happy and wonderful year.

Terry Douglas, Facility Manager

Beginning January 10, 2015, the back gate entrance will no longer have the keypad entry option. All members who use the Ocean Street Extension gate will need to have a remote clicker. We have two styles to choose from available for purchase in the office; a "garage door opener" style for \$15.00 each, or the "keychain" style for \$18.00 each.

Stop in for yours before it's too late!



CALENDAR OF EVENTS

January

- 1-Office Closed
- 5-Knitten Kittens SH 11:30am
- 6-Coffee SSH 9:00am
- 7-Men's Club SH 11:30am
- 13-Coffee SSH 9:00am
- 14-Cribbage SSH 2:00pm
- 17-BOD Meeting SSH 10:30am
Potluck SH 5:30pm
Town Hall Meeting SH (after Potluck)
- 20-Coffee SSH 9:00am
- 21-BINGO! SH 7:00pm
- 27-Coffee SSH 9:00am

February

- 2-Knitten Kittens SH 11:30am
- 3-Coffee SSH 9:00am
- 4-Men's Club SH 11:30am
- 5- Wine & Cheese SH 4:00pm
- 10-Coffee SSH 9:00am
- 11-Cribbage SSH 2:00pm
- 12-Wine & Cheese SH 4:00pm
- 17-Coffee SSH 9:00am
- 18-BINGO! SH 7:00pm
- 21-BOD Meeting SSH 10:30am
Potluck SH 5:30pm
- 24-Coffee SSH 9:00am
- 26-Wine & Cheese SH 4:00pm

PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **first Monday** of the month at 11:30 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831-421-9360.

TUESDAY COFFEE meets **every Tuesday** morning In the Small Social Hall at 9:00 a.m.

STITCH AND MUNCH meets **3rd Monday at the Social Hall from 11 am to 3 pm**. ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?). Time for all craft enthusiasts and beginners: **No** age or skill level requirement. Bring Brown Bag Lunch. Set aside some time to enjoy your craft, network with other crafters and enjoy fellowship. Sponsored by Sue Lovelace 831-420-0501 or email: slovelace@pacbell.net

MEN'S CLUB meets on the 1st Wednesday of the month at 11:30 a.m. in the Small Social Hall.

PARADISE PARK QUILTS OF VALOR meets **1st and 3rd Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831-420-0501.

CRIBBAGE PLAYERS meet on the **2nd Wednesday** each month in the Small Social Hall from 2:00 p.m. - 4:00 p.m. All levels welcome. For more information, contact Lois Laidlaw at 831-818-8879

WINE AND CHEESE meets on the **2nd and 4th Thursday** in the Social Hall or (weather permitting) at the Picnic Grounds. No January event. February 5th will be the initial gathering for 2015 with a Valentine's Day theme.

BINGO meets on the **3rd Wednesday** of the month in the Social Hall from 7:00 p.m. until 10:00 p.m.

JANUARY

POTLUCK is scheduled for **JANUARY 17TH**, will be hosted by Brian & Elaine Calverley.

The Nominating Committee is seeking interested Members to run for Board of Directors! If interested, please contact Mark Zevanove at

831-588-2089.



Beware telephone scammers!

Tony Averill has brought to our attention that he has received unsolicited calls. PPMC never provides our membership information to outside parties!!

Paradise Park Masonic Club
Summary Balance Sheet
As of November 30, 2014

	Nov 30, 14
ASSETS	
Current Assets	
Petty Cash	250.00
Checking/Savings	704,756.43
Accounts Receivable	933,707.59
Other Current Assets	(243,894.91)
Total Current Assets	1,394,819.11
Fixed Assets	3,786,528.06
TOTAL ASSETS	5,181,347.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payal	0.00
Credit Cards	0.00
Other Current L	580,425.63
Total Current Liabilities	580,425.63
Long Term Liabilities	313,916.31
Total Liabilities	894,341.94
Equity	4,287,005.23
TOTAL LIABILITIES & EQUITY	5,181,347.17

Fiscal Year to Date Statement of Cash Flows:

Total Income May -Nov 2014	\$ 709,661.56
Total Operating Expenses May- Nov 2014	\$ (795,275.49)
Net Cash Flow from Operating Expenses	\$ (85,613.93)

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May through November 2014

	May - Nov 14	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
5401.00 · Member Assessment Fees Earned	302,484.87	520,000.00	(217,505.33)	58.17%
5402.00 · Member Annual Dues	45,819.00	78,200.00	(32,381.00)	58.59%
5403.00 · Transfer Fees - Membership	2,346.00	2,600.00	(254.00)	90.23%
5451.00 · Penalties/Fines	(7,259.20)	5,600.00	(12,759.20)	(131.69%)
5453.00 · Finance Charges-Members	(1,953.82)	5,500.00	(7,453.82)	(35.52%)
5456.00 · Comcast Income	8,000.00	8,000.00	0.00	100.0%
5457.00 · Interest Earned General Fund	9.39	1,000.00	(990.61)	0.94%
5471.00 · Bulletin Subscriptions/Ads	805.00	2,000.00	(1,195.00)	40.25%
Total 5498.00 · Other Income	36,194.95	66,543.00	(30,348.05)	54.38%
Total Income	418,768.95	689,343.00	(270,574.05)	60.75%
Gross Profit	418,768.95	689,343.00	(270,574.05)	60.75%
Expense				
Total 6000.00 · Personnel costs	119,968.30	226,000.00	(106,033.70)	53.08%
6031.00 · Insurance Expense				
Total 6031.00 · Insurance Expense	67,023.52	81,000.00	(13,976.48)	82.75%
6048.00 · General & Administrative Exp				
6041.00 · Office Supplies/Expenses	4,749.64	5,000.00	(250.36)	94.99%
6041.50 · Computer expenses	201.25	1,000.00	(798.75)	20.13%
6041.60 · Website expenses	0.00	1,000.00	(1,000.00)	0.0%
6042.00 · Postage	1,466.06	1,500.00	(33.95)	97.74%
6043.00 · Telephone/Communications Exp.	4,116.37	5,500.00	(1,383.63)	74.84%
6044.00 · Propane Off/Picnic/Social/Free	1,926.09	7,000.00	(5,071.91)	27.54%
6045.00 · Electric Expense Park/office	6,132.78	10,800.00	(4,667.22)	56.78%
6074.00 · Director's Board Expenses	1,406.49	1,500.00	(93.51)	93.77%
6074.10 · Annual Meeting Expense	161.62	500.00	(338.38)	32.32%
6231.00 · Dues, Subscriptions, Misc. Fees	180.20	500.00	(339.80)	32.04%
Total 6049.00 · General & Administrative Exp	21,555.48	34,300.00	(12,744.54)	62.84%
6053.00 · Security/Safety Expense	604.85	3,000.00	(2,395.15)	20.16%
6053.50 · ERT Training	608.76	1,500.00	(891.24)	40.58%
6069.00 · Member Service Expense				
6062.00 · Water Purchase Expense	72,517.08	130,000.00	(57,482.92)	55.78%
6065.00 · Member Mailing Printing	2,076.49	3,500.00	(1,424.51)	59.3%
6066.00 · Member Mailings Postage	927.18	2,500.00	(1,572.82)	37.09%
6027.00 · Trash Pickup pd to Green Waste	1,746.34	2,500.00	(754.66)	69.81%
6058.00 · Yard Waste	29.92	2,500.00	(2,470.08)	1.2%
Total 6057.00 · Garbage disposal	1,776.28	5,000.00	(3,224.74)	35.51%
Total 6069.00 · Member Service Expense	79,064.54	141,000.00	(61,935.46)	56.07%
6060.00 · Tax Expenses				
6061.00 · PPMC County Property Taxes	67,074.07	117,284.00	(50,209.93)	57.19%
6062.00 · State/Federal Filing Fees	0.00	250.00	(250.00)	0.0%
Total 6060.00 · Tax Expenses	67,074.07	117,534.00	(50,459.93)	57.07%
6072.00 · Rec. Activities Annual Bdgt	2,612.61	4,000.00	(1,387.39)	65.32%
6077.00 · Other Miscellaneous Expense	(254.74)	500.00	(754.74)	(50.95%)
6079.00 · Repair & Maint of vehicles				
6080.00 · Gasoline & Oil for vehicles	1,504.27	3,000.00	(1,495.73)	50.14%
6084.00 · Vehicle - 96 Ford Tilt Frame	418.25	1,000.00	(581.75)	41.83%

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May through November 2014

	<u>May - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6058.00 · Vehicles - General Maintenance	153.85	250.00	(96.15)	61.54%
6089.00 · Vehicles - 2004 Chevy White Mgr	357.25	500.00	(142.75)	71.45%
6090.00 · Vehicles-Pringle Tractor (Deere	1,361.59	500.00	861.59	272.32%
6092.00 · Vehicles - 98 Chev Blue Pickup	0.00	500.00	(500.00)	0.0%
6094.00 · Vehicles - Fire Equipment	237.67	1,500.00	(1,262.13)	15.86%
Total 6079.00 · Repair & Maint of vehicles	4,034.08	7,250.00	(3,215.92)	55.64%
6200.00 · Repairs & Maintenance Buildings				
6201.00 · R & M Office Building	200.70	4,000.00	(3,799.30)	5.02%
6202.00 · R & M Firehouse	0.00	750.00	(750.00)	0.0%
6203.00 · R & M Social Hall	0.00	3,000.00	(3,000.00)	0.0%
6204.00 · R & M Picnic Ground/Equip	299.99	500.00	(200.01)	60.0%
6205.00 · R & M Gate House	0.00	500.00	(500.00)	0.0%
6206.00 · R & M Covered Bridge	1,541.35	1,500.00	41.35	102.78%
6208.00 · R & M General Building	128.71	1,000.00	(871.29)	12.87%
Total 6200.00 · Repairs & Maintenance Buildings	1,312.05	11,250.00	(9,937.95)	11.68%
6219.00 · Equipment Expenses				
6071.00 · Small Tools/Shop Supply/Repairs	1,673.69	1,000.00	673.69	167.37%
6210.00 · Equipment Rental	737.00	500.00	237.00	147.4%
6211.00 · R & M Office Eq/Generator	27.19	500.00	(472.81)	5.44%
Total 6219.00 · Equipment Expenses	2,437.88	2,000.00	437.88	121.89%
6219.50 · Repair & Maint Infrastructure				
6220.00 · R & M General	1,575.03	500.00	1,075.03	315.01%
6221.00 · R & M Water System	207.23	500.00	(292.77)	41.45%
6222.00 · R & M Grounds	4,051.92	1,000.00	3,051.92	405.19%
6223.00 · R & M Roads	468.16	3,000.00	(2,531.84)	15.61%
6224.00 · R & M Tree Trimming/Maintenance	2,080.00	4,000.00	(1,910.00)	52.25%
6225.00 · R & M Drains	0.00	1,000.00	(1,000.00)	0.0%
6227.00 · R & M Slides	0.00	500.00	(500.00)	0.0%
6228.00 · R & M Recreational Facilities	3,426.99	500.00	2,926.99	685.4%
Total 6219.50 · Repair & Maint Infrastructure	11,819.33	11,000.00	819.33	107.45%
6238.00 · Professional Services				
6232.00 · Accounting/Audit Expense	16,602.25	20,000.00	(3,397.75)	83.01%
6233.00 · Legal Expense	33,193.80	20,000.00	13,193.80	165.97%
Total 6238.00 · Professional Services	49,796.05	40,000.00	9,796.05	123.92%
6239.00 · Historical Committee Expense	0.00	600.00	(600.00)	0.0%
Total Expense	446,881.50	881,184.00	(234,522.50)	65.57%
Net Ordinary Income	(27,892.55)	8,169.00	(36,051.55)	(341.86%)

Board of Directors OPEN Session Minutes – See Below Executive 11/15/2014

10:30 am –Social Hall
December 20, 2014

Roll Call: Silent. Present were President, Lois Keithley; Vice President, Lee Heathorn; Director-at-Large, Gary Brandenburg; Secretary, Michelle Green. Director-at-Large, Sam Cannon was absent. There were approximately 24 members present.

Opening Items:

Invocation given by Lee

Pledge of Allegiance led by Michelle

Executive Minutes read by Michelle. See below.

Open minutes were approved with one item to be corrected (under Item 6: Amend to read "Lois took strong exception to comments made by Bob Morgan). Motion to approve as corrected made by Michelle, seconded by Lee. Unanimously approved.

Report from the Executive Sessions of November 15, 2014

Board Members in attendance: President Lois Keithley, Vice President Lee Heathorn, Treasurer Gary Brandenburg, Secretary Michelle Green. Director-at-Large Sam Cannon was absent.

Manager's Report: To be presented in Open Meeting 11/15/14 @ 10:30am.

Correspondence:

Incoming and outgoing logs reviewed.

Incident report log reviewed.

Improvements for sale list reviewed.

Appointments:

New Alternate Associate - Christopher Unti (for Tina Unti) - **Approved** (pending Orientation)

Discussion:

2 Staking Reports- **Tabled**

Staffing Issues - **Discussed**

Tawni Servi - 383 Hiram – **Project Approved**

New Building Package– **Reviewed with 2 Additions - New packet will be reviewed for 6 months**

Riparian Corridor Information - **REVIEWED**

Legal Updates : DISCUSSED

Minutes of OPEN Session of December 20, 2014

Manager's Report: Terry Douglas

Hot pot, crack filler that was installed in the cracks on the exit road is separating from the asphalt. I contacted Mr. Dave Houge with DNH Construction Company to notify them that the patchwork that was done is now separating from the asphalt. Mr. Houge and I inspected the work and he notified me that in about two weeks he would return to make repairs on the cracks. He feels that with the moisture from the rains this is why that patchwork failed.

I have provided a tool inventory of all PPMC tools to the board of directors.

I would like to ask the Board for approval of \$1,460 to make 10 benches that would replace the benches at the tennis courts on St. Augustine. If this project can start now during the winter, we can have them completed by next summer's events.

On December 16, 2014 at 8:00pm, a vehicle spun out on Highway 9 and rolled downhill and landed on the allotment at 295 Royal Arch. The fire department responded along with an ambulance, the Sheriff's department and our PPMC emergency response team. A police report was made and the driver was taken to the hospital. There is a 24" corrugated pipe that connects to a basin by the railroad tracks off Highway 9. I have inspected this pipe and found that we have 60' of damaged pipe, four damaged couplings that need to be replaced. I have taken pictures of the damaged section of pipe and included them with this report.

John Mancini asked about the limbs down on Amaranth; Terry responded that they have been cleared. Sharon Simas asked if there would be a charge for the additional repairs to the exit road & how long the repairs would take; Terry stated there would be no charge. Marty Miller suggested waiting for better weather (until the exit road is repaired again) would be prudent. Steve Taylor asked about keypad access not being available at the back gate; Lois stated that had been approved at the November meeting and the keypad will be removed January 1, 2015. Bob Morgan requested that Terry's report reflect that not all trees have washed down river, only 2 trees. Leigh Wunce suggested that a petition in the office and in the bulletin would be helpful in getting the County to be more responsive to the needs of our members, as opposed to the needs of the SLV river & its inhabitants - Bob Morgan will draft said petition. Mark Zevanove suggested that a show of members at the council meetings would also be effective.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of December 20, 2014

President's Report: Lois Keithley

I want to thank Bob & Tiny Sand, along with Bill & Sharon Eckard for hosting a very successful Holiday Party. I was told that almost every seat was taken when dinner was served. I also want to thank Santa Claus for once again finding time to drop by and hand out gifts to the children.

The Board of Directors has given the sponsors of the New Year's Eve party permission to allow the party to extend the hours to midnight.

I would like to request a moment of silence for the two members who passed away since our last meeting. Yvonne Kirby & Gailand Bissell.

The time has come for the Board of Directors to form the Nomination Committee. If you are interested in participating on this committee, please let one of the board members know.

Treasurer's Report: Gary Brandenburg

Gary read the bank balances, the Summary Balance Sheet was provided as a meeting handout and the bank balances will be provided in the December bulletin.

Gary stated he is concerned about cash flow over the next 6 months and added that the Budget Committee has been charged with making suggestions for trimming costs through that period and then the next 12 months thereafter. Regarding the escaped taxes, he has spoken with Sue and most have been paid; the County has repaired the computer system glitch and members who are affected could get hit with bills for all 3 years at one time - - a big penalty could be assessed to the Park if these escaped taxes are paid late.

Because of Gary's ongoing health issues the Board has decided to restructure and have Lee Heathorn act in the CFO capacity with Gary acting a Director-at-Large and handling special projects (audit, accounts receivable & assisting Lee in learning the CFO duties). Gary made the motion to approve this change in duties, Michelle Green seconded, the motion passed unanimously.

John Mancini asked when the audit will be provided. Michelle Green clarified that the difficulty in getting the information is due to having a new auditor getting up-to-speed and states there is a game plan now in motion. Sharon Simas said that it shouldn't be our responsibility to train the new auditor.

David Friedman asked if there is a statute of limitations on escaped taxes, to which Gary responded "4 years (based on tax year July 1) but not likely they will miss the deadline. Mark Zevanove contributed that he has heard bookkeeper Sue Williams working to warn those that might be impacted.

Vice-President's Report: Lee Heathorn

Lee has been working with geological engineer and states the area near Blum's is stable. Joanne Nelson asked about the dirt berm on Highway 9, Lee responded that it looks good.

Secretary Report: Michelle Green

Michelle reported that she is working with geological engineer, as well as Dr. Lindquist and Malcolm Kirby on all things erosion & drainage. Existing pipe (near tire removal area) is working for normal conditions but if slide starts it could affect drainage. She is working on filing claim for damages against the County (which needs to be done within 6 months). There will be a Town Hall Meeting on January 17th, following the Pot Luck, to bring the membership up-to-date.

Director-at-Large: Sam Cannon

Lois reported on behalf of Sam that he continues to work with Verizon on installing the cell tower.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of November 15, 2014

REPORTS FROM COMMITTEES:

Lois Keithley reminded all committee chairpersons that meeting dates & times should be posted so that members may attend should they desire.

TREE: Joanne Nelson: Written

Dean Speller of Woods Cover. Terry brought this request to us. Mr. Speller wants to top some oak trees on our property above Griff Nelson's to improve his view. Topping the canopy of oak trees removes the protection from the sun of the lower main limbs need. The committee unanimously gave a loud "No." Because these oaks are native to California, the committee recommends the BOD deny this request. Gary Brandenburg moved the no vote, Michelle Green seconded, unanimously denied.

Allan Melkian - 254 Keystone - the previous rainstorm brought a portion of a large tree down bringing electrical lines down. The remainder of the tree needed to be removed. Terry had Richard's take it down after discussing it with me. No decision needed.

Bruce Wildenradt - 652 St. Augustine - requested to remove a large sycamore. He lives in the forest. Sycamores drop twigs and sometimes branches as part of the growing cycle. They live to be three hundred years old or more and are native to our area. The deck, which he did not show on his drawing, was built around (notched one corner) by the previous owners to protect the tree. I live with sycamore trees and have known that by regularly trimming and removing dead limbs the tree doesn't drop them. Bruce is the same person that went to the county and got permission to take all vegetation that was surrounding his house without going to the tree committee. Personally I think his request should be denied. The committee had mixed feelings but did feel that the estimate he showed was from a licensed tree cutter not an arborist or forester that would have not have had a vested interest even though Bruce presented this person as such. Also, his request focused on one tree, but the estimate was for two sycamores and other small trees...In other words, his plan is to remove all remaining vegetation which is on his allotment, but not his property and uses the excuses that a branch might fall on his deck or a child. It was decided by the board that this request would be tabled for 1 month so that the board directors could view the area. Lee Heathorn made the motion, Gary Brandenburg seconded, the vote was unanimous and this issue will be discussed again at the January meeting of the BOD.

The committee continues to modify the tree request form and is very concerned about the removal of vegetation along the riparian corridor (i.e., Bruce Wildenradt). Also, the Tree Committee would recommend when possible to have a forester/arborist do an evaluation of our forest and potential problem trees. Letters need to go to members regarding decisions of the BOD and/or Tree Committee.

DISCUSSION: Bob Wunce stated that sketchy trees should be considered for removal, as the danger is too great. A discussion about members right to remove trees/limbs ensued. Gary Brandenburg feels a forester or arborist should make recommendations stating whether or not a danger exists. Bruce Wildenradt stated that the cost for this expert advice is \$300 - \$500 and the cost to remove a tree would be +/- \$3,000. Michelle Green shared her experience with redwood limbs falling on her deck and understands and appreciates the feelings of others.

BUILDING: Leigh Wunce: Written

The biggest accomplishment is the new Building Project Packet that is ready for use by members. Old files have been cleaned out. Have written close-out letters to members when unsure of status of their project. Created a log to track new requests for permits where office personnel can check status of work. Pat McDonald has been creating a contractor hand-out rule card to support contractors in following PPMC's rules. Started an office procedure sheet for the process of handling a new permit request.

DISCUSSION: Terry wanted to thank Leigh & Michelle Green for their streamlined building package. Joanne Nelson stated her experience has provided that the County isn't always notified when project is completed. Leigh stated it's all part of the new process and Michelle Green clarifies it is the contractors responsibility to contact the County for final inspection(s). John Mancini asked what happens to old blueprints/plans? Leigh & Terry confirmed that they are archived in the basement. Michelle Green added that "formal plans" are no longer required on small projects. Leigh has 3 options available for professional "drawers" for plans. Cara Feyas added that in her experience, people have at times applied for permits and not adhered to the work described. Tim Heer wants to know if the Facilities Manager will be required to approve plans/drawings that are changed at the County - Michelle responded that plans should match permit & inspections. Leigh clarified when drawings will be accepted as opposed to blueprints. Cara Feyas asked when BOD approval is required - Leigh responded when PUD (height/lot lines, etc) or fences are involved. Tim Heer is concerned that the Park will be approving/stamping drawings - Leigh explains that will happen only in cases of replacement/repair.

**Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of November 15, 2014**

REPORTS FROM COMMITTEES - Continued:

MEDIATION: Mark Zevanove: Verbal

Mark reported there are no pending requests and invited any Members who would be interested in participating to contact him.

Meeting scheduled for Tuesday, November 18th at 2:00pm.

INSURANCE: Sharon Simas: Verbal

Sharon reported information has been received from Britt Thompson and there is lots to review. The committee will be meeting in January.

ORIENTATION: Joanne Nelson: Verbal

Joanne stated that the committee plans to meet to review the orientation package. They will be including escaped tax information in the new offering. Requested Lee Heathorn (Board Liaison) meet with them to provide her input & expertise.

HISTORICAL: None

UNFINISHED BUSINESS - None

NEW BUSINESS:

The 2 Red Tags issued were discussed.

The Open Meeting was adjourned at 12:50pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

From the Building Committee

New Building Project Packet

The BOD has approved the use of a new 1 page 2 sided ***Building Project Packet***. Our PUD requires that any permit issued by the County must have a stamped approval from PPMC prior to the issuance of any permit. Our world has become complex and the need for proof of liability coverage for our collectively held property is a necessity, as well as complying with the County's need for permits for many projects that in the past did not require one, i.e. windows/hot water tanks. Our Facilities Manager has a large job to track all the projects in the Park. Our new form will streamline the process for obtaining approval for the Member to apply for a permit from the County. The Building Committee looks forward to your input and comments. In the near future we will compile a list of projects that do not need permitting. The SC County Planning office is there to serve the taxpayers with the information they need on any building project. You do not need Park approval to go and ask questions. Any project that changes the footprint, height, or set back measurements, per our PUD, will need blueprints. Other wise, "drawings" where needed to define a project would be required for the Park and the County. Should you need a designer to do drawings, the office has several names of competent individuals whose hourly rate is \$75.

Building Chair: Leigh Wunce

Improvements for Sale by Member

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 an allotment improvements should be addressed solely to the seller.

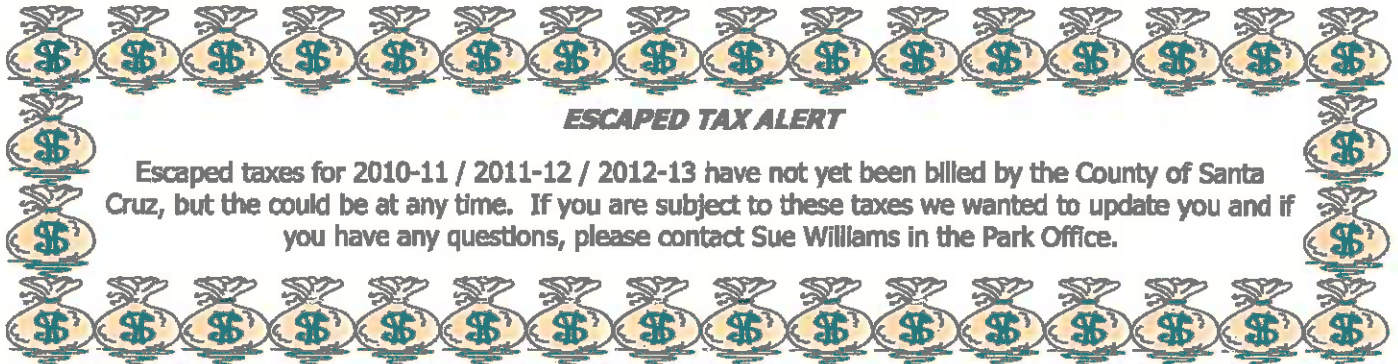
SECTION 1			
325 Royal Arch	Marjorie Wurster Contact John Wurster 831-479-0478 831-239-3379 (cell)	\$250,000	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open pian kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com .
468 York Avenue	Todd Hoffman 831-423-7432	\$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 nd floor & electric ceiling heat. 2 stoves & fridge.
505 Amaranth Street	Dale E. Hansen 916-354-0661 or 916-995-1705	SALE PENDING	2BR, 1BA, 5,576 sq. ft. allotment, approx. 1,530 sq. ft. improvements. Large living room. Nice kitchen, appliances included. Dual pane windows, wood floors. Furnishings negotiable. 1BR, 1BA guest house with laundry. Remodeled in 2008, new plumbing, electrical & waterlines to house. Large covered patio. 1 car garage with workshop attached. Close to river, swings & shuffle board courts. Sunny & bright. Low maintenance.
532 St. Ambrose	Ted Keller Mark Zevanove, Agent 831-588-2089	\$225,000 Price Reduced	2BR+, 2BA, 1100 sq. ft. Great Section One sunny location. Modern home with central air & heat, propane powered generator. Garage converted to bedroom. Family room with fireplace, nice separate den and separate laundry room. Double pane windows throughout.
SECTION 2			
293 The Royal Arch	Jerral Largin Contact Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
368 Eastern Star Road	Tripura Anand 831-420-1008	All Serious Offers Considered	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. < tsanand1008@yahoo.com >
SECTION 3			
200 Keystone	Akinda Walters 831-428-2431	\$850,000	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
210 Keystone	Mark Akin 925-258-9715 or 415-879-2398 markakin@yahoo.com	\$299,000 Financing Available	3 Bedroom, 2 Bath. 1500 sq. ft of living space. Home move in ready. Features soaring 14 ft. open beam living room. Large master bedroom. New septic Tank system just added. Attached two car garage on large flat allotment. Newly remodeled tile bathroom, updated kitchen, wiring and plumbing. Maintenance free Redwood bark siding gives home a log cabin look. Lots of charm!
SECTION 4			
616 St. Augustine	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. Hydraulic floor.
646 St. Augustine	Greg Laskey 831-458-0343	\$475,000	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.

Improvements for Sale by Member

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SECTION 6			
124 Keystone	Tom Fung May Chan, Agent (831) 252-8342 (408) 800-8940	\$265,000	Great river view near the entrance. Big deck 3BR, 2BA. Allotment's square footage is 4,021. 1 car garage, three outdoor parking spaces. Recent upgrades: 3 skylights, new fireplace & high flash water heater, new kitchen sink, exhaust air duct, new shed, all new windows, metal gutter guard. Two queen sized beds, appliances, new TV DCD system are also included. Perfect move in condition.
177 St. Bernard	Garrett Lenz Mark Zevanove, Agent 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.
186 St. Bernard	Roger Hanney Mark Zevanove, Agent 831-588-2089	\$95,000	2 BR, 1 BA cabin in sunny area of Section 6. Approximately 1,080 sq. ft. of improvement on an approximately 3,600 sq. ft. allotment. Cute layout inside with a separate one car garage.



PPMC Membership Applications Pending

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/SELLER</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Ronald Freeman	09/24/2014	William Freeman	595 Keystone Way
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
<u>ASSOCIATE MEMBER</u>			
James Helton	12/22/2014	Claudia Fickes	574 Scottishrite
<u>ALT. ASSOCIATE MEMBER</u>			
Nancy Eberhardt	08/01/2014	Douglas DuBois	189 St. Bernard
Christopher Unti	08/04/2014	Tina Unti	480 York Avenue
Gregory Schack	08/19/2014	Francis Freenor	161 St. Bernard

**Mark Zevanove Presents:
3 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936
Paid advertisement**

532 St. Ambrose Street



Modern Home in sunny section of the Park.

Forced air heat, garage tastefully converted to a bedroom, propane

operated generator.

2 bedrooms plus den; 2 bath; dual pane windows, fireplace in living room.

186 St. Bernard Street

2 bedroom, 1 bathroom cabin in sunny part of Section 6.

Approximately 1100 square feet of improvements on approximately 3600 square feet of allotment, separate 1 car garage.



All for only \$95,000

Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	

These sales have generated \$115,000 for the Park in initiation fees