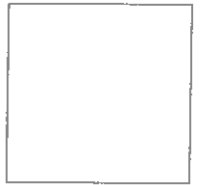


PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003

831-423-1530 - Phone
831-423-2806 - Fax



FIRST CLASS MAIL



February 2015



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

Paradise Park Masonic Club

PPMC BULLETIN - February 2015

FEBRUARY 2015

Board of Directors

- Lois Keithley, President
925-634-9932 Home
831-423-2897 Park
loiskeithley@hotmail.com
- Lee Heathorn, VP/CFO
831-427-0564 Home
leeheathorn@sbcglobal.net
- Gary Brandenburg, Director at Large
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

- Steve Polizzi,
Acting Facilities Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
Emergencies only:
831-345-0879 Cell
- Sandy Rauschhuber,
Office Manager
831-423-1530 ext. 10
sandy@ppmc-sc.org
- Sue Williams,
Bookkeeper
831-423-1530 ext. 11
sue@ppmc-sc.org

Web site address:

www.paradiseparkmasonicclub.org

President's Message by Lois Keithley

This month, PG&E has sent a tree trimming company into the park to trim selected trees whose branches in their opinion pose a threat to the high power lines and could cause power outages and/or other serious damages if branches fell on those lines. The park must allow the tree trimming company hired by PG&E to trim our trees; otherwise the park must assume the liability for any damage that might occur due to tree limbs falling on power lines.

I want to thank Eddi Brown, Pat McDonald, Marty Miller and Robert Wunce who helped Steve, Andrew, Lee and Michelle sort trash out of the green waste in early February. Our Corporate Yard has been cleaned and looks so much better. Go by the yard and see for yourself!

The last information the office received is that Sal Talamo's trial is going to start in late March or early April. As we learn more exact information, we will pass it along.

I want to remind the members that a copy of your 2015 dues card needs to be in the office by April 1st. Our Bylaws are very specific as to the consequences for the member if the dues card is not in by then (Article III, Section 11, pg. 6).

Did you know that according to the EPA that the smoke from burning wet or treated wood can impact the quality of the air we breathe? Wood smoke can account for as much as 80% of the air pollution in a residential area. Do not burn garbage, plastic or treated wood. Burning dry wood causes less smoke and more heat. There are four steps to dry wood. 1) Split the wood into the right size to fit your stove. 2) Stack the wood with the split side down off of the ground so air will circulate. 3) Cover your wood to protect it from rain keeping a space between the cover and the wood stacks and keep the sides open for circulation. 4) Store your wood with enough time to dry it. If the ends of the wood are cracked, it means it is dry enough to burn.

The next Town Hall Meeting is scheduled for Saturday night, June 6, 2015. The main topic for the evening will be the June annual ballot items.

Facilities Manager Report

by Acting Facilities Manager, Steve Polizzi

We've been busy since our last meeting! In spite of mechanical issues, extended clean-up projects, and power outages, Andrew and I like to think we've got the appearance and functionality of the Park headed in the right direction.

As you're all aware, we had a huge problem with green waste and trash in the Corporate Yard. I'm happy to report that with the help of a dump crew and concerned citizens of the Park, the Yard is all cleaned out and we even got a "thumbs up" from Santa Cruz County Health Services for our hard work. I'd like to thank Pat McDonald, Eddi Brown, Robert Wunce, Marty Miller, Andrew Almanza, and our Board members, Michelle and Lee for volunteering their time and energy.

After the storms last November, PG&E did a survey of their lines and created a list of trees that they need trimmed. This month, they had their contractors come out and trim trees on Royal Arch and St. Bernard. While I know everyone loves the beauty of our redwoods, please keep in mind that PG&E's policy is to trim 30-40 feet above the lines, and failure to allow them to do so puts liability on the shoulders of the Park if/when a limb falls and takes out their lines.

I'm sure you've all seen Andrew and me running around with the leaf blower, tractor, and dump truck A LOT lately. While I know there are many things that need to be taken care of right now, we're trying to clear out the dump sites that had grown to monstrous sizes while clearing the streets and after the rains. We're almost done, but have realized that people are continuing to dump at the sites – **they've been closed since January 31st, and it's time to use our personal green waste bins again.**

As you know, the mirror at the covered bridge fell during the last rain storm. I've been working with Marty Miller and a couple other people, and the mirror should be back in place this week.

The model of the Powder Works is back on display at the Office – it was removed some time ago, and has been cleaned up and returned to its case.

I'd like to thank the Board of Directors for entrusting me with the opportunity to help our community as the Temporary Facilities Manager. I've enjoyed meeting and greeting so many new people, and hearing the good, the bad, and even the ugly from everyone. I do ask for patience in this time of transition – Andrew and I have created a really strong team, and I'm working on putting together timelines and prioritized "to-do" lists so we can make sure to meet our goals head-on. I'm always running around, so if you need anything please flag me down or call the Office and I'll be sure to get back with you.

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 Members</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

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. Note: NO Wine and Cheese on March 12th.

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

MARCH

POTLUCK is scheduled for **MARCH 21ST**, will be hosted by Melissa & Steve Brown.

Need Help?

SICK?

Suspicious
Activity?

FIRE?

Injured?

In an emergency...

Always Call

9 1 1

DON'T call the Manager, Office or your neighbors/friends,
it will delay response to your emergency.

If you have a non-emergency Police issue to report, please call

(831)471-1121

to speak directly with the Sheriff's Office.

When In Doubt, Call 9-1-1



 Community Garden Meeting

 March 7, 2015 - 10:00am

 Small Social Hall



Take a Second Look at your Wood Stove

Do you...

- ◇ Smell smoke in the house?
- ◇ Notice smoke coming from the chimney?
- ◇ See more dust around the house when you use the wood stove?
- ◇ Experience watery eyes and stuffy noses with the use of the wood stove?
- ◇ Have to constantly feed the stove with wood?

If you answered "Yes" to any of these items, consider replacing your old wood stove.

The Nominating Committee is seeking interested Members to run for Board of Directors! If interested, please contact Mark Zevanove at 831-588-2089.



Back by Popular Demand!



St. Patrick's Dinner

a fundraiser event hosted by the Santa Cruz Rainbow Girls

Sunday, March 15th at the PPMC Social Hall

Dinner between 5 and 7 pm

Get your Early Bird Tickets Now!

Early Bird price before March 9th:
\$13.00 Adults

\$6.00 Ten and under

Early Bird Tickets are entered into a drawing to win loaf of Irish Soda Bread!

Tickets purchased after March 9th:
\$16.00 Adults

\$6.00 Ten and under

Menu • Salad • Corned Beef and Cabbage with Potatoes and Carrots • Irish Soda Bread • Dessert • Beverage

We'll be selling tickets in the park on Fri., Feb. 27th & Sun., March 1st

If we miss you, Contact Mother Advisor, Elaine Calverley, at 471-8350

CROCK POTS NEEDED!!



CALENDAR OF EVENTS

March

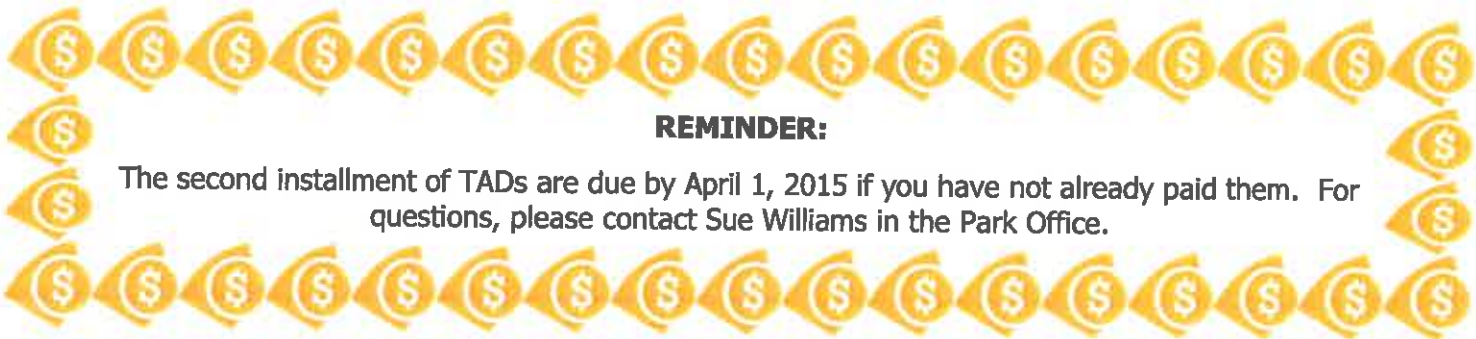
- 2-Knitted Kittens SH 11:30am
- 3-Coffee SSH 9:00am
- 4-Men's Club SH 11:30am
- 10-Coffee SSH 9:00am
- 12-Wine & Cheese SH 4:00pm
- 15-Rainbow Girls - St. Patrick's Dinner SH
- 17-Coffee SSH 9:00am
- 18-BINGO! SH 7:00pm
- 21-BOD Meeting SSH 10:30am
- Potluck SH 5:30pm
- 24-Coffee SSH 9:00am
- 26-Wine & Cheese SH 4:00pm
- 31-Coffee SSH 9:00am

Battery Recycling Charged Up

When a battery goes dead, you might just take it along with you to the store to be sure you get the correct replacement. Wouldn't it be great if you could just leave the old battery at the store? Well, now you can at 40 retailers in Santa Cruz County.

A new recycling program accepts all types of household batteries together; AA, AAA, C, D, 9-volt, button cells, alkaline, NiMH, lithium, rechargeable phone, hearing aid, watch, tool - any type of small dry cell battery. Cell phones are accepted too. Customers are asked to bag up individual batteries in the plastic bags provided to assure safe shipping. Batteries collected in this program will be recycled to the highest standards of resource conservation and environmental protection. The take-back program is operated by Call2Recycle, a battery stewardship organization funded by battery manufacturers, at no cost to retailers or local government.

Local battery recycle locations are: O'Reilly Auto Parts, 411 May Avenue; Outdoor World, 136 River Street; San Lorenzo Lumber, 235 River Street; Loudon Nelson Center, 301 Center Street; Downtown Library, 234 Church Street; Branciforte Library, 230 Gault Street; Garfield Park Library, 705 Woodrow Avenue; City Public Works Department, 809 Center Street.



REMINDER:

The second installment of TADs are due by April 1, 2015 if you have not already paid them. For questions, please contact Sue Williams in the Park Office.

INTRODUCING STEVE POLIZZI – ACTING FACILITIES MANAGER FOR PPMC

The Board of Directors wants to thank Steve Polizzi for accepting the position of Acting Facilities Manager for Paradise Park Masonic Club. Steve and his family live in Section 4 and are very active in park events. His wife Verdie is the daughter of Jim and Diana Cook. Steve was in the Army and retired from the Presidio of Monterey Fire Department as a Fire Inspector. He is a man of many talents. Steve brings to his current park position knowledge of general construction, an ability to manage a budget and outstanding leadership skills.



Steve also believes that his job entails enforcing the park's Bylaws and rules in a fair and equitable manner. He has been the Acting Facilities Manager since January 27, 2015. The Board is very pleased with his professionalism and the job he has done for us.

Steve works Monday through Friday from 8 AM until 2:30 PM. If you need him after working hours, you may call the Facilities Manager's cell phone at 345-0879. When you see Steve around the park, please say hello and get to know him.

**Paradise Park Masonic Club
Summary Balance Sheet
As of January 31, 2015**

	<u>Jan 31, 15</u>
ASSETS	
Cash on Hand	
Petty Cash	250.00
Checking	446,085.41
Savings	48,719.63
Reserve	437,496.04
Total in Bank	<u>932,551.08</u>
Accounts Receivable	466,145.67
Other Current Assets	<u>56,877.57</u>
Total Current Assets	1,455,574.32
Fixed Assets	3,670,344.14
TOTAL ASSETS	<u><u>5,125,918.46</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	6,896.25
Credit Cards	0.00
Other Current Liabilities	<u>823,293.71</u>
Total Current Liabilities	830,189.96
Long Term Liabilities	<u>277,373.57</u>
Total Liabilities	1,107,563.53
Equity	4,018,354.93
TOTAL LIABILITIES & EQUITY	<u><u>5,125,918.46</u></u>

Fiscal YTD Statement of Cash Flows- Actuals

Total Income May 2014-Jan 2015	\$931,819.01
Total Expenses May 2014- Jan 2015	(\$817,688.89)
Net Cash Flow	\$114,130.12

Board of Directors OPEN Session Minutes – See Below Executive 12/20/14 & 01/17/15

10:30 am –Social Hall

February 21, 2015

Roll Call: Silent. Present were President, Lois Keithley; Vice President/CFO, Lee Heathorn; Director-at-Large, Sam Cannon; Secretary, Michelle Green; and Director-at-Large/Assistant CFO, Gary Brandenburg. There were approximately 25 members present.

Opening Items:

Invocation given by Lee

Pledge of Allegiance given by Lois

Executive Minutes read by Michelle. See below.

Open minutes were approved with a correction to Unfinished Business - "Staking of 326 Royal Arch not tabled, distance from the Feyas foundation is 6 feet to the shared allotment line." Motion to approve as corrected made by Michelle, seconded by Sam. Unanimously approved.

Report from the Executive Sessions of December 20, 2014 & January 17, 2015

December 20, 2014

Minutes of November 2014 Open Meeting - APPROVED with corrections

Review of Open Meeting Agenda - WITH ADDITIONS

Incoming & Outgoing Correspondence and Incident Reports - REVIEWED

Facilities Manager Report by Terry Douglas - REVIEWED/PRESENTING IN OPEN MEETING

Members Pending & Improvements for Sale Listings - REVIEWED

Appointments: No Show from member/2 Staking Issues - MR. BOSSO TO WRITE LETTER/New Member: Margo Naraghi-Grcich - APPROVED.

Discussion: Accommodation & Accessibility - MONTHLY REVIEW; Tolling Agreement - APPROVED 10 MONTH AGREEMENT ENDING 11/15/15; New Staking - DISCUSSED; Budget - SLIGHTLY OVER, NEED MORE DETAIL; Tools - NEED AN UPDATE; Allotment Sales - Transfers, liens or notify - LEE & SUE WILL REVIEW; Mediation - BOD TO PARTICIPATE?

Legal Updates: Termination Hearing - DECISION TO TERMINATE BASED ON FINANCES; Suspension - TERMINATION HEARING TABLED.

January 17, 2014

Unable to approve December's Executive Minutes due to Board Secretary's illness.

Review of Open Meeting Agenda - WITH ADDITIONS

9:30 - Member spoke of issue with a committee chair.

Incoming & Outgoing Correspondence and Incident Reports - REVIEWED

Facilities Manager Report by Terry Douglas - REVIEWED - GIVEN BY TERRY IN OPEN MEETING

Members Pending & Improvements for Sale Listings - REVIEWED

Appointments: Member spoke of staking issues, no new information given/New Association Member - NO SHOW/ Extended Guest Privileges for Jan Raffety Allen/Bylaw change proposals.

Discussion: Staking @ 584 Keystone; Terry's Trailer; Member's Vehicle; Member's Issue w/Terry; Member's Issue; Member's Issue; 383 Hiram.

Legal Updates: Member's legal issue; Park's legal issue.

Minutes of OPEN Session of February 21, 2015

President's Report: Lois Keithley

If you are a member in good standing who would be willing to run for a seat on the board, please give your name to one of the members of our Nomination Committee.

Since our Bylaws state that an Election Committee must be formed the month before elections are held, the Board has decided to form a Ballot Preparation Committee from the members of our Bylaws Committee. The job of this committee will be to ensure that all bylaw changes and rules & procedures changes are properly written on the Annual June ballot.

Remember that dues cards are due to the Office by April 1st.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of February 21, 2015

Acting Facilities Manager Report: Steve Polizzi

We've been busy since our last meeting! In spite of mechanical issues, extended clean-up projects, and power outages, Andrew and I like to think we've got the appearance and functionality of the Park headed in the right direction.

As you're all aware, we had a huge problem with green waste and trash in the Corporate Yard. I'm happy to report that with the help of a dump crew and concerned citizens of the Park, the Yard is all cleaned out and we even got a "thumbs up" from Santa Cruz County Health Services for our hard work. I'd like to thank Pat McDonald, Eddi Brown, Robert Wunce, Marty Miller, Andrew Almanza, and our Board members, Michelle and Lee for volunteering their time and energy.

After the storms last November, PG&E did a survey of their lines and created a list of trees that they need trimmed. This month, they had their contractors come out and trim trees on Royal Arch and St. Bernard. While I know everyone loves the beauty of our redwoods, please keep in mind that PG&E's policy is to trim 30-40 feet above the lines, and failure to allow them to do so puts liability on the shoulders of the Park if/when a limb falls and takes out their lines.

I'm sure you've all seen Andrew and me running around with the leaf blower, tractor, and dump truck A LOT lately. While I know there are many things that need to be taken care of right now, we're trying to clear out the dump sites that had grown to monstrous sizes while clearing the streets and after the rains. We're almost done, but have realized that people are continuing to dump at the sites – **they've been closed since January 31st, and it's time to use our personal green waste bins again.**

Vice President's / Treasurer's Report: Lee Heathorn

Lee congratulated Natalie and the committee on a great job on the budget.

We are over currently over budget in several areas, however once TAD's payments are received the numbers will right themselves.

Lee announced the "Citizens of the Month" for February as Pat McDonald, Marty Miller, Eddi Brown and Bob Wunce.

Lee thanked the Men's Club for their Valentine's Day flowers for the single ladies of PPMC.

Gary Brandenburg added that the Budget Committee did a good job. He stated that the problem going forward is revenue stream. There are 4 or 5 members with approximately \$30,000 in outstanding debt to the park and we have been successful in collecting past due receivables over the past couple of weeks. Gary also reported that the preliminary draft of the audit was received the prior Thursday (02/19/15) and was being reviewed by the Board, he anticipates the final report by next week.

Bob Morgan asked how would the auditors recommend rectifying the "accounting misclassifications" that occurred long ago. Gary responded that he has consulted an expert (a friend who provided the professional advice free of charge) and has a process that has also been reviewed by the auditors, however the issue was delayed by the Talamo theft and will now be implemented.

Secretary Report: Michelle Green

Michelle reported that the cleanup of the corporate yard (to which she had displayed a lovely presentation board with many photos) was overdue and very successful. There were 240 cubic yards of green waste that were removed plus an additional 30 yards of waste (garbage) in an additional dumpster.

Michelle has received the final report on the Adams Slide area from Tim Best. Copies were available at the meeting and can also be obtained at the office or on the Park website.

Director-at-Large: Sam Cannon

Sam reported that he had spoken with a Vice President at Verizon the day prior to the BOD meeting. They have been to the Park once and will return soon to determine the best location for the tower, he expects an update soon. Gary Brandenburg asked about the approval process. Sam explained that we still need to go through the County.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of February 21, 2015

REPORTS FROM COMMITTEES:

TREE: Joanne Nelson: Written

Joanne & Steve Polizzi met with Bill Vaughan, registered arborist and Forester for the purpose of reviewing some trees that were reported as potential dangers. Of all the trees reviewed, none were considered to be in a dangerous situation.

After a brief discussion, it was recommended by the tree committee to follow the recommendations of Mr. Vaughan. Regarding 176 St. Bernard, the tree committee felt that a good option was given by making a root guard to prevent further damage to the foundation. By removing the offending roots and placing a recommended root guard, the redwood tree could be saved. It would not damage the tree and would cause further root growth to go away from the house. If after the roots were cut and the tree fell, it would fall away from the house. Another option would be to cut the redwood down.

Joanne Nelson's request to trim dead sycamore limb was approved. The best time to do this is in the spring - those limbs that do not leaf should be removed.

Virginia Williams has requested to be removed from the tree committee as she is not able to attend the meetings on a consistent basis.

Michelle Green asked Joanne how the tour with Bill Vaughan was conducted. Joanne replied that they walked the Park. Michelle went onto state that the request she has pending has been ignored, as was the request by Bruce Wildenrad. Joanne responded that they could not find the tree. Michelle reported that she has hired her own Forester and the board would be reviewing both reports. Joanne feels that Bill, as a Forester, was qualified and impartial and asked for a copy of the report from Michelle's expert.

Joanne also stated that she has contacted Kristen Kettlesen from the County regarding the trees growing up under the bridge and she will be coming out to meet with Joanne on Monday, February 23rd.

BUILDING: Leigh Wunce: Written

Michelle Green and I met with Tony Falcone, the Chief Building Official, for the County of SC on Jan 30th to look for insight and direction with the Park's building permit process. The core information we received was that the county is always willing to come and issue a Red Tag for unpermitted work. It is best when this is done while the work is in process. However, after this is done the county has little leverage to pursue the misdemeanor because of our collective ownership of the land. In the real world the county can put a lien on a property when codes are not followed. Mr. Falcone said when a job is Red Tagged; it would have to be deferred to the BOD for follow-up action. This could be handled through the existing Fine policy that is in place for Building Violations. (Non-notification of mgr. \$100, Unauthorized work \$250, Fences, setbacks & other violations \$200)

With a new manager it seems critical to support his knowledge and role in enforcing our by-laws and rules.

Building Committee's purpose is to assist the BOD in matter of remodeling or building of new structures. With a goal of conformance to the rules and regulation of PPMC, the Uniform Building Code and the Santa Cruz County Building Code.

BYLAWS:

14. BUILDING OR REMODELING –

All building or remodeling of any structure on an allotment shall comply with all applicable governmental building codes and the Rules and Procedures of PPMC.

RULES AND PROCEDURES

4. Remodeling and New Construction

4.01 - Obtain procedures prior to any remodel or construction at the Park Office. Before beginning any construction project, check with the Manager regarding the need for permits or approval. (6/09)

Building form: for projects having no changes in footprint or height, manager approval is necessary. For projects with changes in footprint or height or for fences or other barriers, BOD approval is needed.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of February 21, 2015

REPORTS FROM COMMITTEES - Continued:

6. Fences

6.01 The Board of Directors must approve the construction of any new fence, latticework, and privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

Fifteen years ago members were not getting permits for minor work – about ten years ago the County received a rash of well over 20 code compliance reports on some non-permitted and some permitted jobs in the park. This seems to be the starting point of animosity among neighbors with the permit process and certainly added to our infamous reputation at the county.

The Building Committee aims to comply with the laws and still support the membership in maintaining their homes for normal maintenance. We emphasize the need to hire licensed, bonded & insured contractors because it is a California law to do so if the work entailed is more than \$500 in materials and wages. If a member is acting as an owner/builder and hiring unlicensed workers she can complete the *Notice to Property Owner* form from the county that must be notarized and holds the member totally responsible for all liabilities.

With many of the older cabins needing maintenance, we want to encourage people to repair and maintain their investment. When a cabin changes ownership it seems imperative that a new owner understands the high costs of repair and the complicated codes for doing repair work to some of the non-conforming homes sold on an 'as is' basis. It is invaluable for our community when work is done which maintains and improves the intrinsic value of our cabins.

There seems to be a trend of more full time residences in our Park that our 2015 census when completed will verify. The Building Committee suggests that the Board asks the Long Range Planning Committee to address the impact & costs of these increases to our roads, water usage, parking and septic tank use.

Leigh added her thanks to Steve Polizzi for his work as acting facilities manager.

BYLAWS: Tim Heer for Dick Lovelace: Verbal

Tim reported that the committee is on hiatus. They have reviewed documentation on the Bylaws and on Mediation and are in a quandary as to what is expected and asks for guidance from the BOD.

ERT: Ray Hoffman for Dick Lovelace: Verbal

Things have been very quiet and the committee would like to keep it that way!

WEB: Tim Heer: Verbal

Tim reported that the website is working fine.

He is still getting some calls about blasts not coming through and reminded that users need to be registered.

RECREATION COMMITTEE: Mark Zevanove: Verbal

The committee is looking for volunteers to help with the Easter Egg Hunt.

MEDIATION: Mark Zevanove: Verbal

Mark reported there was one request for mediation, however one of the parties was not comfortable with the formal process and suggested they meet over a cup of coffee for an informal chat.

NOMINATION: Mark Zevanove: Verbal

Mark reported there are currently two candidates, Steve Brown & Nick O'Donnell, who have announced they will run, with a third possibility who is "on the fence."

Meeting scheduled for March 20th at 11:00am.

MEN'S CLUB: Mark Zevanove: Verbal

The Men's Club distributed 60 Valentine's Day flowers to the single ladies of PPMC. He thanked the members of the club that helped with this project and stated that their efforts really make the day a success.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of February 21, 2015

REPORTS FROM COMMITTEES - Continued:

INSURANCE: Bob Morgan: Verbal

Bob reported that the committee is getting up-to-speed reviewing the existing flood insurance. He requested that this issue carry over until next month while the committee investigates the possibility of dropping the coverage (it may be required by the lender that we keep this policy).

BUDGET: Natalie Heer: Verbal

Natalie reported that the budget draft has been distributed for review and approval. Lois Keithley thanked the committee for their hard work.

LONG RANGE PLANNING: Lee Heathorn: Verbal

Gary will be working with the LRP committee to update the LRP study. Lee will be writing a LRP proposal for financing, and the BOD will be appointing a committee to recommend investments and fund management.

STAKING: Tim Heer: Verbal

Nothing new to report.

UNFINISHED BUSINESS

The 5-Year Study has not been forgotten.

A vote was made to rescind the vote of the January 17th BOD meeting regarding the 395 Hiram allotment line. Michelle Green made the motion to approve; Gary Brandenburg seconded; approved unanimously. Proposed staking will be sent to members involved.

A vote was made to rescind the vote of the January 17th BOD meeting regarding the 326 Royal Arch allotment line. Lee Heathorn made the motion to approve; Gary Brandenburg seconded; approved unanimously. Proposed staking will be sent to members involved.

A vote was made to rescind the vote of the January 17th BOD meeting regarding the 584 Keystone allotment line. Lee Heathorn made the motion to approve; Michelle Green seconded; approved unanimously.

Michelle Green has reviewed the Red Tag Issue. No addition of any kind can be made on the river floodway. Michelle asked the County for clarification on that topic and was told that NO increase in fill or sand can be made at the beaches; minimal chips in the garden and picnic grounds is allowable, however the chips must be wheeled in (no truck delivery). To have the Red Tag removed, the Park needs only to pay a fine of \$138.00.

NEW BUSINESS:

Steve Polizzi, Acting Facilities Manager, is on duty Monday - Friday as well as being available by phone. Lee Heathorn will be the emergency contact on weekends. Should Lee be away, Michelle Green is the next contact in line.

OPEN FORUM:

Lee Heathorn commented that she feels the tree company went grossly above the line when trimming trees. She called PG&E directly and was told the limitations on primary & secondary lines. She has left messages for managers there, with no answer. Davey Tree's standard is 30 feet above the line, but this was a different company, subcontracted by PG&E/Davey.

Bob Morgan stated that 10+ years ago an Arborist cautioned against trimming too high because of the potential "sail effect" by winds. He added that some trees may need to be removed and could perhaps be harvested for profit to the Park.

Mark Zevanove suggested that we form a political action committee so that we can show "collective muscle." Leigh Wunce opined that such a committee could be useful in helping with high permit costs.

Sharon Simas shared information received from Dassel's Petroleum that effective 01/01/15, due to AB32 aka: the "Cap-and-Trade Program," fuel prices will increase by \$0.701 cents/gallon for propane, \$0.1009 cents/gallon for gasoline and \$0.1285 cents/gallon for diesel. The flyer asks customers to contact their Assemblyman or Senator to (1) share support of Senate Bill 5 and Assembly Bill 23 provided they are amended to include propane and (2) express frustration with the impact the Cap-and-Trade legislation will have as propane, gasoline and diesel consumers who use these products on a daily basis.

The Open Meeting was adjourned at 12:05pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

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 plan 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 Mark Zevanove, Agent 831-588-2089	265,000	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	Jerrold 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	Alcinda 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	<i>Tom Fung</i> Jim Cook, In Park Contact (831) 426-8398	\$230,000 Price Reduced	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	<i>Garrett Lenz</i> 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	<i>Roger Hanney</i> 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.

Elections 2015

After four years on the Board of directors, two of us, Sam Cannon and Gary Brandenburg, are retiring. We chose to volunteer our time to serve the members of PPMC because we believe it is a unique and wonderful place for our families and friends to enjoy living in a forest of redwoods.

One of our major challenges was to help restore Peace and Harmony to the park after a number of divisive events occurred. It is our firm belief that we have made significant progress in solving a number of these disruptive issues.

However, we do have concerns for the future. We are no longer a campground for part time vacations but have grown into a small village type of community with over 190 full time residents and their families. Obviously this trend is creating a new set of problems and challenges which need to be addressed.

In addition, costs for operating expenses such as property taxes, water and other utilities, membership services, facilities upkeep, legal expenses, etc. keep increasing. This is going to have a major impact on the future and financial health of PPMC.

Because of these issues we feel it is imperative that we have a knowledgeable Board of Directors who will be making critical decisions about our future. Members with backgrounds in business, finance, general management, or legal and with a common sense approach to problem solving are needed. If you are interested in serving your fellow members for a two year term, please contact Mark Zevanove, Nominating Chair, at 831-588-2089.

It is your park and it's future is up to you.

Sam Cannon

Gary Brandenburg

**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.

\$249,000 Reduced to \$225,000

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



505 Amaranth Street



Here is your chance to own a compound in the Park with a total of 3 bedrooms and 2 baths dispersed throughout approx. 1,530 sq. ft. of improvements. Located on approx. 5,576 sq. ft. of allotment, this retreat in the woods includes a large living room, nice kitchen (incl. appliances), dual pane windows, wood floors. Guest house includes 1 BR/1BA and laundry. Remodeled in 2008, new plumbing, electrical & water lines to house. Large covered patio. 1 car garage w/workshop attached. Close to river, swings & shuffleboard. Sunny & bright. Long driveway w/lots of parking. Low maintenance grounds on a quiet street.

\$265,000

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



Saturday Potluck



March 21, 2015

Hosted by Melissa and Steve Brown

Gather at 5:30 pm in the Social Hall

Bring a dish to share and your own table service

Hope to see you all there!

