

**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



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FIRST CLASS MAIL

*December 2017*



## Paradise Park Masonic Club

### President's Message

By Kurt Likins

#### **Board of Directors**

- Kurt Likins, President  
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klikins@icloud.com
- Frank Haswell, VP  
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- Verdie Polizzi, Treasurer/CFO  
831-515-2165 Cell  
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- Bill Eckard, Secretary  
831-426-8630 Home  
ppmc.wce@yahoo.com
- Bruce Wildenradt, Director at Large  
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ppmc.bw@gmail.com

#### **Park Staff**

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Nancy Benoit,  
Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org
- Annie Levy  
Park Secretary  
831-423-1530  
secretary@ppmc-sc.org

Website address:  
[www.ppmcsc.org](http://www.ppmcsc.org)

As 2017 comes to an end, the Board would like to thank the Park staff for all their hard work. We would also like to thank all those who volunteered their time in some way to help the Park this past year. The new year will bring new challenges for us, which I believe we can overcome if we work together.

If you have considered joining a committee or running for the Board of Directors in the past, but couldn't due to other obligations, then 2018 may be your year. The Park truly depends on volunteers so I encourage you to take part in any way you can.

With Christmas and New Years around the corner, we hope that everyone has a safe, happy and healthy holiday season.

Fraternally,

Kurt Likins

President PPMC 2017



**Harmony, Mutual Respect, Trust, Honesty and Cooperation are the backbone of any Masonic Society, including ours.**

## RESERVE PLAN BYLAW AMENDMENT PETITION

We the undersigned Members of Paradise Park Masonic Club (PPMC) do hereby request that the following amendment to our Bylaws be put to a vote of the membership for adoption into our Bylaws. If approved by a majority of those Members voting, an Article XIII would be added to the Bylaws as shown below. This petition is submitted in accordance with PPMC Bylaws Article XII, Section 2. We ask that the procedures of PPMC Bylaws Article XII, Sections 2&3 be followed.

### ARTICLE XIII RESERVE FUND

#### RESERVE FUND DEFINITION

The Reserve Fund has monetary assets that are exclusively used to maintain a group of Corporation Assets as defined by an ongoing study called the Reserve Study. The Study will forecast funding goals from the Reserve Fund for the maintenance, repair and replacement of these assets and will be updated annually. Funding for the Reserve Fund shall be supported by the new Member Initiation Fee. Reserve funds shall be restricted and exclusively dedicated for asset items identified in the Reserve Study. Expenditures from this Fund will adhere to the Reserve Fund Policy.

#### RESERVE FUND POLICY

The purpose of the Reserve Fund is to pay for the maintenance, repair and replacement of PPMC asset facilities and physical property as identified in the Reserve Study. The Reserve Study will be updated annually by Ertech, Inc. or other qualified vendor as directed by the Board. The Reserve Fund shall be initially funded by allocating \$519,000.00 in accounts separated from the Operations accounts. These accounts will be identified specifically as Capital Asset Reserve Fund and will not be used for operating expenses.

PPMC shall divide their budgets into two categories -- an operating budget and a capital budget. The Budget Committee will oversee the operating budget that covers the costs of running the Park, including salaries, equipment, services, interest payments, rent, utilities, loans, advertising, travel and training expenses. Funds for these items shall NOT come from Capital Asset Reserve Funds. The Capital budget is for the maintenance, repair and replacement of the assets identified in the Reserve Study. Expenditures from the Capital Asset Fund will be determined by a budget proposal to the Board from the Long Range Planning Committee and the Manager. Priorities will be established by reviewing the Reserve Study in conjunction with a review of current infrastructure necessities.

All amounts received as Membership fees from New Members will be deposited directly into the Capital Asset Reserve Fund.

#### RESERVE FUND SPENDING PROCEDURES

Once the Capital Budget is approved, it will be the Manager's responsibility to clearly differentiate and mark any item to be paid from the Capital Asset Reserve Account. The bookkeeper will assure that any invoice so stamped is paid from that Reserve Account only.

The Board Treasurer will review and report no less than quarterly to the Board and the Membership the progress made and monies spent. He/she in conjunction with the Manager will verify that the Capital Asset budget is being closely followed.

#### BOARD OF DIRECTORS BORROWING PROCEDURES

In the event of a cash flow emergency in which sufficient funds are not available from the operating bank accounts to meet current financial obligations, the Board may borrow from the Reserve Fund accounts by using the following procedures:

Notify the Membership at least 10 days in advance of the meeting where the shortage will be discussed and voted upon. The Board shall describe the need, the amount to be borrowed and the repayment plan which will not exceed six months. The Board's decision to borrow and the repayment plan will be clearly stated in the next monthly Bulletin.

Board of Directors  
Petition Response

In this message, I want to ensure that all members are keenly aware of an Amendment to our Bylaws that has been proposed regarding the Reserve Plan. The amendment proposal was made by way of a petition, which sixty-two members of the Park signed. Upon a thorough review of the proposed Bylaw Amendment, the By-laws Committee is adamantly recommending a **NO** vote on this amendment.

To begin, we, the Board, have serious concerns over the repercussions the Park would face if this amendment were to be implemented. Paragraph three of the amendment states that the Budget Committee will **oversee** the operating budget that covers the cost of running the Park, including salaries, equipment, services, interest payments, rent, utilities, loans, advertising, travel and training expenses. Additionally, expenditures from the Capital Asset fund will be **determined** by a budget proposal to the board from the long-range planning committee and the Manager. We believe the words "oversee" and "determined" are intentionally ambiguous, leaving it unclear as to where the power lies.

Essentially, the amendment would remove the fundamental decision-making power from the Board and reassign primary authority to various committees. However, the lack of clarity in this amendment will ultimately result in substantial and expensive litigation over this Bylaw. Furthermore, by taking the authority away from your elected Board and giving it to Committees, you heighten the risk of being governed by Davis Sterling. Under Davis Sterling, the Park would no longer operate as a masonic club – it would be opened to the public, and it would cease to exist as we know it today.

We had the Park Attorney review the proposed amendment and he believes that the Board's interpretation of the amendment and its consequences is correct. I also spoke with the President of the Past Presidents Committee, Sam Cannon, to ask for the committee's comments and/or concerns regarding the amendment. Sam advised me that several past Presidents also strongly recommend a **NO** vote on this amendment for the same reasons as the Board.

The Board Strongly recommends a **NO** vote on this Amendment. Keep Paradise Park the way our Founders intended it – with members electing a Board that is solely responsible for overseeing the budget and determining expenditures from a Capital Asset Fund.

The Board is available and willing to discuss our concerns on this issue.

Fraternally,

Kurt Likins

Frank Haswell

Verdie Polizzi

Bruce Wildenradt

Bill Eckard

**1st Reserve Plan Petition  
Proponent's Statement of Reasons for Proposing Bylaw Change**

PPMC has a Reserve Study, created by the Long Range Planning Committee, a Reserve Plan, created by Dick Tippett, of Ertech and adopted by the Board of Directors, and a Reserve Plan Fund, (with a beginning balance of \$532,640.50) identified by the Board. It is time to make these decisions permanent, assuring that these funds will be spent only as designated by the Board but, in accordance to the Reserve Plan. For this reason, the petition signers want to combine these elements into one Reserve Plan and include it in our Bylaws. Insertion into the Bylaws will provide future Boards of Directors a funded, uniform plan for maintenance and repairs of our infrastructure assets. With this specifically dedicated Reserve Fund, expending these dollars for any needs outside of the Reserve Plan, could only be changed by a vote of our membership.

The PPMC Bylaws Committee, in its review of this proposal, agreed with the intention of the plan but saw where language improvements could be made for clarity and understanding for our membership. Consequently, the Bylaws Committee did a rewrite of the original proposal, which the proponents agree was an improvement but the intention was not changed. The membership will have the opportunity to consider the Bylaws Committee rewrite on the same ballot as this first proposal. It is important to realize that the proposed Bylaws inclusion maintains complete Board authority, provided all expenditures made are identified in the Reserve Plan as adopted by the Board of Directors. The Board has total control of establishing priorities and scheduling needs.

In addition to the Long Range Planning Committee, the Budget Committee and the Financial Oversight Committee recommends that this Reserve Plan be included in our Corporation's Bylaws. Plus, the Bylaws Committee, who was responsible for the rewrite, agrees with the intention of this proposal.

I strongly believe that Annual Emergency Assessments will be reduced considerably (if not totally eliminated) as we follow the Reserve Plan to maintain our assets. While at the same time, Paradise Park will be a well-maintained community, something which all members are deserving of.

Sharon Simas,  
Chair, Long Range Planning  
Vice- Chair, Bylaws Committee

# Park Manager Report



I would like to thank everyone for picking up their packages and making the effort to have them sent directly to their houses. This has helped with the office not being overrun with packages during this holiday season.

Just a reminder that the green waste sites closed on October 31<sup>st</sup> that's almost 2 months ago, yet as I drive around the Park members are just making piles wherever. Please use your green waste cans.

Shrine Way will be graded in the next couple of months. As soon as I get the exact date from Earth Works I will let everyone know.

In working with the City of Santa Cruz Water Department we were able to get a credit of \$13,278.56 to offset some of the high bills we had over the summer due to a leak. That is good news, but I would like to remind everyone that our usage is still up a little bit on a regular basis. Please do your part in whatever way that you can to try and conserve.



I want to wish everyone from my family to all of yours a very Merry Christmas and Happy New Year!!!!



*Steve*

## MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Paul Dangreau	10/6/17	Virginia Williams	252 Keystone Way
Laurenne Williams	10/25/2017	Williams	446 York
Kuldip Mahal	10/26/17	Jason Morgan	188 St. Bernard
Kelly Doty	12/13/17	John Wurster	325 The Royal Arch

## ASSOCIATE MEMBER

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Shelly Gillan	08-29-2017	Melissa Brown	196 St. Bernard
Elena Traboulsi	08-29-2017	Laura Crafts	670 St. Augustine Ave.
Deanna Pfaff	10/3/17	Ann L. Pfaff	216 Keystone Way

## ALT. ASSOCIATE MEMBER

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way

# CELEBRATE NEW YEAR'S EVE



ON SUNDAY, DEC. 31  
6:00 - 11:00 at the SOCIAL  
HALL

Bring an appetizer to share,  
your own Beverage and  
your favorite dance CD

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



**135 St. Alban**

Cute 2 Bed/2Bath home in Section 6. Come and see this great little charmer. Includes central heat, single level and new appliances. **\$299,950.**



**252 Keystone**

This is a 1Bed,1 Bath located across from the Social Hall. Central Heat & a wood burning fireplace in the living room. Completely remodeled Bath. All with a deck overlooking the river. **\$195,000 PENDING!**



**239 Temple**

Great location on Sandy Beach! 2 Bed/1 Bath beach house with a little over 1000sq./ft. Vaulted beam ceilings and a wood burning fireplace. Tons of decking to help take in the view.  
**\$249,950.**



**585 Keystone Way**

Adorable Cottage! 1 Bed/1 bath in a spacious lot. Seller has put in over 65K in improvements in the last 4 years. Contact Mark for more info.  
**\$195,000**

**Licensed since 1978 with over \$250,000,000 in sales– Servicing PPMC and all 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    | 145 St. Alban    |
| 505 Amaranth      | 604 Keystone Way  | 512 Courtesy Lane | 532 St. Ambrose  |
| 191 St. Bernard   | 179 St. Bernard   | 336 Royal Arch    | 210 Keystone Way |
| 345 Royal Arch    | 518 Courtesy Lane | 407 Keystone Way  | 574 Scottishrite |
| 457 York          | 385 Hiram Road    | 148 St. Alban     | 405 Consistory   |
| 177 St. Bernard   | 601 Keystone Way  |                   |                  |

***These sales have generated \$210,000 for the Park in initiation fees***

ADDRESS	MEMBER	PRICE	DESCRIPTION
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## 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.

<b>SECTION 1</b>			
<b>489 Knight Templar</b>	<b>Rebecca Longacre</b> Contact: Alcinda Walters 831-428-2431	<b>\$225,000</b>	2BR, 2 1/2 BA Cottage in the woods. Improvement is 1,085 sq. ft. on allotment that is 5,034 sq. ft. Lovely patio on quiet street. Home has new carpeting and paint. Large kitchen which looks into living and dining room showcasing a fireplace with charming stone hearth and mantle. Extra large garage built into historic bunker with workshop area and loft for storage. Selling "as is."
<b>SECTION 2</b>			
<b>252 Keystone</b>	<b>Mark Zevanove, Agent</b> 83.1-588-2089 BRE# 00662936 Selling Member Williams	<b>195,000</b> Sale Pending	This is a 1 Bed/1 Bath located across the street from the Social Hall. This house has central heat, wood burning fireplace in the living room. Completely remodeled bathroom all with a deck overlooking the river.
<b>282 Keystone</b>	<b>Sara Laskey</b> 831-331-1031	<b>\$282,000</b>	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
<b>293 The Royal Arch</b>	<b>Jerrold Largin</b> Contact: Greg Wheatley 209-915-3804	<b>All Serious Offers Considered</b>	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
<b>SECTION 3</b>			
<b>239 Temple</b>	<b>Mark Zevanove, Agent</b> 831-588-2089 BRE# 00662936 Selling Member Scott	<b>\$249,950</b>	Great location on Sandy Beach! This 2 bedroom 1 bathroom beach house consists of a little over 1000 sq/ft. on an approx. 3600 sq/ft.. From the vaulted beam ceilings to the wood burning fireplace4 this place has charm combined with beach fun. Tons of decking help the view. Just steps from the community garden, volleyball and the beach.
<b>SECTION 4</b>			
<b>585 Keystone Way</b>	<b>Mark Zevanove, Agent</b> 831-588-2089 BRE# 00662936 Selling Member Steffensen	<b>\$195,000</b>	Adorable cottage next to babbling brook. Features include 1 bedroom, 1 bath, spacious lot with plenty of parking. Seller has spent over 65K on the improvement in the last four years. Must see to appreciate. Contact Agent Mark Zevanove for details (831)588-2089.
<b>SECTION 6</b>			
<b>104 Keystone</b>	<b>Lori Scherman</b> 831-334-0017	<b>\$271,000</b>	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
<b>135 St. Alban</b>	<b>Mark Zevanove, Agent</b> 831-588-2089 BRE# 00662936 Selling Member Propp Stern	<b>\$299,950</b>	Cute 2 Bedroom, 2 Bath home in Section 6. Come see this great little Charmer. Some of the features include central heat, single floor living, newer appliances in a great location!
<b>188 St. Bernard</b>	<b>Jason Morgan</b> 831-359-6323 J49morgan@sbcglobal.net	<b>297,000</b>	Completely remodeled 3 Bedroom, 2 Full bath, separate laundry room, 1 car garage, plus bonus room/ Prime sunny, quiet location in a cul-de-sac. House is located in Section 6 at the front of the Park. Large front deck, hot tub with large surrounding deck. New paint inside and out. Custom built shed. New propane system. Large fireplace, Pergo flooring and central forced air heating throughout the entire house. Double pane windows also throughout entire house. Large carport, new "Membrane" roofing, All appliances included! Must see!

**Board of Directors OPEN Session Minutes**

December 9, 2017

9:37a.m.– Small Social Hall

**Opening Items:**

Roll Call: All 5 Board Members present.

The Invocation was given by Bill Eckard.

The Pledge of Allegiance by Bill Eckard and all in Attendance.

Consideration of Late Additions to the Agenda– None.

Reports from Executive Sessions read by Bill Eckard

Approval of November 18, 2017 Executive Minutes with corrections. Open Board Minutes of November 18, 2017 approved. Motion made by Frank Haswell Second by Bruce Wildenradt. Passed 5-0

**Manager's Report: Steve Polizzi**

Manager reporting water bill issue has been resolved with the City issuing a refund of \$13728.56. The problem was a service line to an allotment in Paradise Park that was leaking. Steve will also contact the septic company that caused part of the problem to try and negotiate more of a refund from them as well. Manager stressing that Green Waste sites are now CLOSED. He is still seeing piles in the closed sites where Members are still dropping off debris. Only option at this point is to drop off green waste at the large pile in Office area parking lot. This pile will be removed sometime this week but until it is removed Members can bring Green Waste there. Manager reporting that they are still working on the Shrine Way grading process but still waiting to hear back from Earthworks. Manager hopeful that the process to start in January, 2018.

**President's Report-Kurt Likins–** No Report

**Treasurer's Report– Verdie Polizzi–**

Treasurer reporting that the Late Funds have dropped to \$77,184.61 as of December 1, 2017. Verdie to follow up on all that we are still trying to collect. At this point there are between 20 and 30 Members who have not paid their TADS. Treasurer to send out letters to those Members. Member questioning the number of Members on Payment Plans– Answer– Still 9.

**Other Directors–** No Report

**Committee Reports-**

**Accommodation & Accessibility Committee–** No Report

**Building Committee–** No Report

**Bylaws–** Verbal Report by Sharon Simas

Chairman of Bylaws, Dick Lovelace, has resigned due to health reasons. All would like to thank Dick for all of his service to the Committee.

The Committee had 3 meetings since the last Board meeting. The Committee recommends that Petition #2 be placed on the special election Ballot for consideration. Sharon reporting, they were surprised to read in the latest Bulletin that the Bylaws Committee was “adamantly” opposed to the first Petition.

Accomplishments made by the Committee were as follows: They addressed Membership procedure issues as well as Guest Privileges and Visitors issues.

## Committee Reports (Cont.)

The next Bylaws Committee meeting is scheduled for January 2, 2018. Committee would like to work on Rules & Procedures that are not being enforced and might need to be done away with. Asked Board for guidance on what to focus on. President Kurt asked for a list from the Committee for the Board to review and then get back to the Committee with a focused list.

### **Historic Committee– No Report**

### **Insurance Committee- No Report**

### **ERT Committee–**

Chairman Dick Lovelace reporting that there is a steady rate of emergencies, but we still need younger, stronger Members to join the team. The ERT Committee is starting to deteriorate because no new Members are joining. Emphasized that you do not need to be a full time Member to join the team. Can still be of great help. Chairman stressing that even if you are only in the Park periodically, there is a place for you to help.

### **Long Range Planning Committee– No Report**

### **Ocean Street Extension-No Report**

### **Orientation Committee-No Report**

### **Recreation Report–**

Tami MacDonald reporting that the Holiday Party is on Saturday the 16th of December and that the New Year's Eve party is on the 31st, Both in the PPMC Social Hall.

### **Staking Committee– No Report**

### **Tree Committee– No Report**

### **Ad Hoc Water Committee– No Report**

### **New Business-**

Staking Processes discussion.

Board working on specific staking questions and the wording needed for Staking processes. Board working on Clarity. President Kurt wanting signatures on the Stakings at the time of a Sale. It is imperative that all neighbors agree and sign off.

Member questioning the length of time for stakings, and why they are being held up. Member trying to sell her allotment and believes the staking is reason for holdup.

Kurt answer– This is the reason for trying to come up with a system to help. Apologies to the Member for the delay but the system needs help. Extensive discussion on specific Member's situation. Not only the staking that is the hold up. Membership has not yet been approved.

Board Member Verdie questioning the fact that people are buying in the Park, adding an associate only to then later Switch or flip the membership. Again, Kurt emphasizing the need for the Bylaws to look at the system

Member questioning if a Member should go to the Staking Chairman for Staking questions? Answer: No, Board still needs to address. Extensive discussion regarding specific Member staking.

Recommendation made that the Staking Log be included in Every Board packet

President Kurt noting that the Staking Log was included in last month's packet but also noted that it was out of date.

Board Member Verdie stressing the need for more involvement on the Staking Committee. Committee needs more help to succeed.

Unfinished Business:

210 Keystone Building Packet.

Board to look at building plans

Question: Is the Footprint Changing? Initially the Board was told there would be no change. Appears now that foot print will be changing. Plans don't appear to be clear enough. Questions concerning the setback.

Board looks over submitted building information but had too many unanswered questions.

Members comments including extensive discussion of building process. County responsibility to verify but in PPMC must first be verified by the Board and then county checks.

Member noting that improvements not included on Stakings just showing allotment lines. Former Staking Chair, John Densom and his work on Staking Committee did not include that actual improvement. Lines only. Then measuring of setback done from the staking allotment lines.

Manager Steve, then tried to explain the building drawings to Board Members trying to help understand the measurements.

President Kurt stressing the need for verification on both ends, Staking (PPMC) and the County.

Discussion and decision tabled for more information.

### **Open Forum**

Member concerns on longevity of the Covered Bridge. It needs to be blown off and cleaned for the health of the bridge.

President Kurt asking when the last time it was cleaned.

Answer: When Cyndy Crogan was Manager (approx. 7-8 years ago)

Members wanting it blown out to get rid of dust and feathers, very important.

Manager Steve informing all that it was blown off last year and will be done again this year. We cannot "wash" it out with water because it will cause more rot and damage. Need to Brush and vacuum out. Manager stressing the need for volunteers in the Spring.

Member discussion on the needs of the Bridge for both safety reasons and health of the Bridge.

Member reading an article from the local "Good Times" paper saying that PPMC was no longer considered a good homeless encampment! Good news to the Park!

Green Waste-

Please think about what Members are putting n the Green Waste Sites. People taking advantage of the situation. We, as a park, need good citizenship and neighbors helping each other.

Motion for adjournment—Frank Haswell

Second— Bruce Wildenradt

5-0

Meeting adjourned at 11:51 am.

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Bill Eckard, Secretary

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Kurt Likins, President

Board of Directors Executive Session Minutes– REDACTED

# PARADISE PARK MASONIC CLUB

**211 Paradise Park  
Santa Cruz, CA 95060  
Office: 831-423-1530  
Fax: 831-423-2806**

SATURDAY, December 09, 2017  
EXECUTIVE SESSION MINUTES

## **Saturday December 09, 2017, 8:00 A.M. Executive Session**

The meeting was called to order by Kurt Likins, President, on December 09, 2017 at 8:07a.m. Kurt Likins, President, Frank Haswell, Vice President, Bruce Wildenradt, Director at

large, Verdie Polizzi, CFO and Bill Eckard, Secretary were present.

### **1. EXECUTIVE ACTION ITEMS**

(a) Approval of November 18, 2017 Executive Minutes (for open reading and bulletin). Corrections as noted. Frank moved, Bruce seconded motion passed 4-0, Verdie recused

due to absence at November 18, 2017 Meeting.

(b) The December Open Meeting agenda was reviewed. Frank moved to accept, Bruce

seconded the motion, agenda accepted as presented.

(c) There were no additions to the Open Meeting Agenda.

### **1.1 DISCUSSION**

(a) Emergency response team members will read, understand and sign a disclosure that

they are not to enter a burning structure under any circumstance.

(b) Member - Membership question, no credit score, parent will underwrite expenses to PPMC. Membership denied 1-4.

(c) Member - Special Meeting before BOD, meeting request denied.

(d) Member- Bosso has prepared the service documentation but has been unable to locate her. Discussed having a third party in the Park serve Papers.

### **2. CORRESPONDENCE**

(a) No Incoming correspondence.

(b) Outgoing - Read and Reviewed.

(c) No Incident Reports.

### **3. MANAGER REPORT - No report, to be given at Open Session.**

### **4. MEMBERSHIP**

(a) Reviewed Membership Applications Pending.

(b) reviewed Improvements for Sale by Member.

The morning session of the Executive Session was ended at 9:22a.m. so the Board of Directors

could move to the Small Social Hall for the Open Meeting.

### **P.M. Executive Session**

The afternoon session of the Executive Meeting was called to order by Kurt Likins, December 09, 2017 at 11:54p.m. Frank Haswell, Vice President, Bruce Wildenradt, Director at Large, Verdie Polizzi, CFO and Bill Eckard, Secretary were present. Frank Left at 1:17 pm.

## 5. APPOINTMENTS

- (a) 1:00 - Member- Suspension Hearing – Member . Verdie to work with Nancy to get updated \$ amount to Member, so Member can hopefully avoid setting up a payment plan.
- (b) 1:30 Member - Extended Guest Issue - Guests have vacated, plan to apply for Membership in March 2018. Guest Privileges no longer needed.
- (c) 1:45 Member- Water Issue- Letter to be sent revoking all Fines and suspension, board removed. Approved 5-0. Will contact all four neighbors notifying regarding drainage solution and associated costs to share.
- (d) 2:00 - Member- Financial Obligations to PPMC- Estimated Land Tax assessment- Verdie and Member to research assessment with Nancy. Revise wording of "estimated".

## 6. DISCUSSION

- (a) Direction of Staking Committee- verbiage for Staking Committee direction. Form new PPMC Rules and Procedures Section 3.05,"if a Staking has been completed, approved by the Board and accepted by all contiguous neighbors within the past ten (10) years, then the existing Staking shall be accepted for purposes of Sale, transfer or construction. A copy of said Staking shall be placed in all contiguous Members files.
  - (b) Member - discussed in morning session (see 1(b) ).
  - (c) 210 Building Packet - Verdie feels need to show length of staking lines, refer to Open Session.
  - (d) Member- Board was removed between allotments, Fines and suspension of Member revoked. Passed 5-0.
  - (e) Member- 203 Keystone Way- Building status - letter to be sent to Member requesting specific dates of renewal, status of Permits.
- No other matters to be brought before Board.  
Motion made to adjourn by Bruce, seconded by Verdie. Adjourned at 2:40pm.



## PPMC SOCIAL EVENTS REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 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.

GOLFER'S FUN PLAY: A group of PPMC folks play 9-holes at Valley Gardens in Scotts Valley **most Wednesday** mornings. If you would like to join in, contact Winston Chavoor at 831/824-8935.

STITCH AND MUNCH: ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday** at the Social Hall from 11 am to 3 pm; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

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.

BINGO meets on the **4TH Wednesday** of the month in the Social Hall Door open at 6:30 Bingo from 7 until 10 p.m.

WINE AND CHEESE meets the on the **Friday** preceding the Board meeting.

SOCIAL HALL POTLUCKS will be held the **3rd Saturday** of the month beginning with **A social at 5:30 PM following with a dinner at 6:00 PM**. Please bring a dish to share, place settings and beverage of choice. Remember, our community is the heart and soul of Paradise Park; that means each and every one of you! Hosts needed for Potlucks from January 2018 - June 2018. To volunteer please contact Elizabeth Arzouni at [831/427-0475](tel:8314270475) or email her at [e.arzouni@gmail.com](mailto:e.arzouni@gmail.com).

Pickleball— Section 4 Courts Sundays @ 1:00 pm. And Wednesday's @ 10:00 am. Beginner's Welcome! For more information please call Bill Laidlaw at 818-8879.

### DECEMBER EVENTS

CAROLING on Sunday, December 17th. This event is hosted b the Job's Daughter's. Meet at the social hall at 6pm. Time end depends on the participants. Soup and hot chocolate is served.

NEW YEAR'S EVE PARTY is scheduled for Sunday, December 31st from 6:00- 11:00 at the Social Hall. Tami & Dan Macdonald are hosting. Bring an appetizer to share, your own beverage and your favorite CD. There will be dancing, but no DJ. For more info contact Tami at 425-5201 or [tamimacdonald41@gmail.com](mailto:tamimacdonald41@gmail.com)

### JANUARY EVENTS

WINE AND CHEESE meets Friday, JANUARY 19th in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

SOCIAL HALL POTLUCK will be held JANUARY 20th beginning with a social at 5:30 following with a dinner at 6:00 PM. Please bring a dish to share, place settings and beverage of choice. Remember, our community is the heart and soul of Paradise Park; that means each and every one of you! January Potluck hosted by Darlene Stumpf. Host's needed for February, April, May and June, 2018. To volunteer please contact Elizabeth Arzouni at 831/427-0475 or email her at [e.arzouni@gmail.com](mailto:e.arzouni@gmail.com).

### FEBRUARY EVENTS

WINE AND CHEESE meets Friday, FEBRUARY 16th in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

SOCIAL HALL POTLUCK will be FEBRUARY 17th beginning with a social at 5:30 following with a dinner at 6:00 PM. **HOSTS ARE NEEDED**

## Treasurer's Report

Happy holidays everyone!

The Park finances have taken a turn for the better as we end 2017, and I hope to keep the momentum going in 2018. Fortunately, our bylaws support this mission with the addition of a clearer collections/suspension process. As of December 1, our past due accounts over \$300 and 90 days late totaled \$77,184 – less than half the total outstanding receivables as in July!

As of the writing of this message, 14 Members have failed to pay their first half TADS payment – with an outstanding amount of approximately \$23,450. Past due statements were sent to these Members, and suspension letters will follow before the end of the month. If you are one of these Members, please contact me or Nancy immediately so we can make plans to get your account current.

I know there has been a lot of chatter about the need for an "official" Reserve Fund Plan around the Park, and I've heard both sides of the argument regarding an added bylaw from several Members and my fellow Directors. While that issue gets ironed out, the Budget Committee will be working on creating working budgets for the funds we currently have set aside as Reserve and Capital Improvement monies. My hope is that we can start using the funds for Park asset repairs and maintenance over the next year, as the originating Board intended, to show the membership that the current Board can (and will continue to) be good fiduciary managers.

Have a safe and blessed holiday season...

~Verdie

