

Candidates' Night
6:30, May 2, 2024
Social Hall and zoom

Come hear the candidates speak and ask them questions
2024 CANDIDATES FOR BOARD OF DIRECTORS

Printed as submitted

Mark Gienger

PARK ADDRESS:

352 CRYPT LANE

RESIDENCE ADDRESS:

7230 120th Ave NE Kirkland, WA 98033

FAMILY:

Bailey Gienger, Daughter (28)

Flynn Gienger, Son (13)

PARK MEMBER SINCE: 2016

ASSOCIATE MEMBER: 2015

ALTERNATE ASSOCIATE MEMBER:

MASONIC AFFILIATIONS:

Kirkland WA Lodge #150,

Paradise Park Masonic Club.

EDUCATION:

Bachelor of Science 1985 California State University Chico

CAREER SUMMARY:

Retired in 2014 after working for more than 25 years in the Technology Sector. Working for Adobe Systems, Google and Microsoft corporations. At Adobe Systems I was on the design team for the Adobe Acrobat PDF application. While at Google I worked as a Senior Manager of Search Service as a founding member of the Google Enterprise Division, I developed corporate and governmental relationships working extensively with fortune 500 companies designing and implementing Enterprise wide search and cloud services. While at Microsoft I was part of a world wide Enterprise Technology team allowing Microsoft's global customers to better understand emerging technologies and cloud strategies.

OTHER RELEVANT EXPERIENCES:

Current Paradise Park Board Member, November 2023- Present

Paradise Park Board Member 2018 – 2020 Board Secretary 2019 – 2020, Vice President 2020

President of Pebble Beach Kirkland WA Condominium Home Owners Association (HOA) 2009 – 2019

REASON FOR RUNNING:

I am a current incumbent on the Paradise Park Board of Directors having served as our At Large Board Member since November 2023. I have also served as a PPMC Board Member from 2018-2020 I served as Secretary from 2019- 2020. I am seeking reelection to the Board to continue serving our membership and our corporation. Over the past several years I worked diligently with my fellow board members ensuring that Paradise Park continues to operate as a Masonic community whose members can work together to build strong and lasting relationships. I will look to continue building on that foundation to keep and make Paradise Park the special place that it is.

My family has been part of Paradise Park since 1942 and I have been part of the park since 1961. I have spent part of every year growing up in Paradise Park. I have since introduced my two children who are now the 4th generation of my family to experience and appreciate what the Paradise Park Masonic Club stands for.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?

I believe the Board of Directors function is to serve in the best interests of the entire membership. Making Paradise Park a safe and well governed masonic club. As an acting Board member, I have learned in great detail what our long range strategies are and how to best implement our reserves to meet the needs of our community. Whether you are a member living full time in the park or a member who only visits on a part time basis, I will continue to act where all members of our association have a voice and where the best interests of every member is respected.



Your vote will “Help me help you!”
Sevilla Granger Iovacchini
452 York Ave

Eastern Star Golden Gate Chapter #1
Rainbow Girls, NC (1976-1982)

Hi, neighbor! I hope you're well and looking forward to some holiday fun! While sitting on my deck on York Ave, I've met so many of you as you walk by. But in case we haven't met yet, I'd like to introduce myself! I grew up in a small town in the Appalachian Mountains of Western North Carolina. Both my Grandfathers were Masons, both my Grandmothers were

Eastern Star members, and I was a Rainbow Girl. I grew up surrounded by the strongly aligned values of Southern Baptist and Masonic traditions. I carry these values and traditions into my life.

I have been observing and listening to our PPMC community for 11 years now, looking for the best place I could contribute to our stability, longevity and quality of life here in the Park. Over the years, several members have asked me to consider serving on the Board. I now feel I have participated enough to see where my skills and experience can best serve our community, which would be to serve with our Board.

I have served on several Boards of Directors including Textile Exchange (global textile sustainability non-profit), Artspan (SF largest independent arts organization), Mission Artists United (SF Mission community arts organization), two condo homeowners associations, and the SF Tourist Club (108 yr old SF branch of 200 yr old international hiking and adventure club). I believe this combination of leadership experiences is well suited to serve our community; a unique mix of homes, nature, recreation and traditions. I believe the function of our Board is to serve our PPMC community, listen to the needs and carry out their direction (via the by-laws) fairly and accordingly. The Board should always reflect on the original intention of our founding members, maintain their spirit and respect our traditions, while taking advantage of any new advancements that could benefit our community. I take our current bylaws very seriously in regards to how the Board should function, and believe it is the Boards duty to carry out all bylaws fairly, without bias or prejudice, to the best of our abilities.

As stewards of this beautiful property, we must give our best service. We are so blessed to have collective ownership of such an amazing place, and only by stewarding it with care and focus on long term strategy can we preserve this place for future generations to come. It would be an honor and a privilege to serve us with fairness to all, aligning our collective efforts with the vision of long term stewardship of our wonderful property.

Your vote will “Help me help you!”

Pat McDonald, CCA, CIT, CBT

nawicpat@gmail.com

566 Paradise Park
632 St. Augustine

831-423-2811 or cell 566-3357
Member, Wild Lily #18, OES

My reason for running for the Paradise Park Board of Directors is to continue to make forward progress in transparency and in re-gaining our financial foundation. I know the function of a Board and would like to be part of the progress toward bringing more business-like behavior and processes to enhance the PPMC environment.

Paradise Park is a unique Community in that with our Masonic family history and background, we have a common fundamental belief in integrity and in the value of respect and support of one another. We are all about family and I'm so blessed to have almost 70 years of history here. With my son Tony and his family living around one corner and my brother Bob's daughter Erica and Hussein around the other way, we live and breathe **community**. Involvement and volunteering are essential parts to belonging to Paradise Park!

In 2018, I served as Worthy Matron of Wild Lily Chapter #18 of the Order of Eastern Star, and I currently hold the position of Treasurer. I worked on several Grand Chapter events and was chairman for two of them, both held right here in Paradise Park! I also am the Grand Representative of Idaho in California.

On the business side, I owned my own construction trucking company for almost 30 years.



In a non-traditional industry for women, I managed finances of a multi-million dollar trucking company from estimating a job to preparing for annual taxes as well as the day-to-day operations. I understand how a business runs – what financial statements tell us – how to read a Profit and Loss statement. When I was on the board previously, there was a written P and L and Balance Sheet available to the membership at every board meeting – and it was printed in the bulletin; we have finally gotten back to having that information available to Park Members. Nice that we are back to where

the Membership knows where there money is being spent – and so does the Board!

“Escaped taxes” came into being for the Members of Paradise Park in 2008 when we received the first bills from the County. As bookkeeper at the time I had to learn why this happened and to understand how we came to be in this crazy situation that stemmed from 2003. I have worked with the County and with many individual members to be certain they were being properly billed and to help them understand how to budget going forward to meet their individual obligations. I have a good

rapport with County employees that handle the valuation and the tax assessment process and can assist in the Park's reporting in a proper and timely manner.

I have been involved in the National Association of Women in Construction for over 30 years and held in leadership positions that culminated in being national president. This not-for-profit association of 5,000 members was a good training ground for how a Board needs to properly function. I understand how to deal with conflict and to actively work to bring consensus. I have been called upon to give Leadership presentations from Building a Team to How to run an effective meeting to the responsibilities of a Board of Directors and have spoken additionally on other topics that range from the Effect of Rising Costs on the Construction Industry to the History of Women in the Workplace.

My passion for this amazing bit of Paradise that we live/visit/love pushes me to volunteer to be on the Board again and work for our continued success. As a fiduciary, **I pledge** to see that transparency is of first priority and that includes **monthly accurate** financial statements. Additionally, **I pledge** to treat every Member fairly and every issue without prejudice.

Please consider **Pat McDonald** as you cast your ballot.

Education

AA in Business -- and Valedictorian	Ohlone College, Fremont	1994
Construction Industry Technician (CIT)	Clemson University/NEF	1998
Certified Construction Analyst (CCA)	Clemson University/NEF	2005
Construction Bookkeeping Technician (CBT)	Clemson University/NEF	2010

Job and Volunteer History

STI Trucking	Retired Owner/manager	1994-2023
B.P.O. E (Elks) Santa Cruz	Trustee	2018-present
Paradise Park	Bookkeeper	When requested
National Association of Women in Construction – National President		2008-09
NAWIC	President-Elect, Vice Pres.	2006-2008
NAWIC	Treasurer	2005-2006
NAWIC	Director	2000-2002
NAWIC Education Foundation	Trustee	2007-2010
Newark, CA Board of Education	Trustee	1980-82
PPMC Bylaws, Elections, Orientation, Long Range Planning, Budget, Financial Oversight, Elections, Water, Bridge Committees	Chairman and Member	Several times
Executive Council of Homeowners (ECHO)	Member	2010-2014
Calif Dump Truck Owners Assoc	Sec/Treasurer	2005-2010



**THE GREATNESS OF A
COMMUNITY IS MOST
ACCURATELY MEASURED BY
COMPASSIONATE ACTIONS
OF ITS MEMBERS.**

-Coretta Scott King

Heather Mumy

198 Keystone Way

Masonic Affiliation: I joined Los Gatos Rainbow Assembly in 1974, serving as Worthy Advisor in 1978. I joined Los Gatos Eastern Star in 1981, serving my chapter as Worthy Matron in 1988 and 2000, and Deputy Grand Matron in 1991. I affiliated with Santa Clara Chapter, and am currently serving as Marshal. I am a recipient of the Service Award.

Paradise Park Membership: My grandfather, Walter Riffe, was a charter member of the Park. Our cabin has been in my family ever since. I became the Alternate Associate Member in 1981, and the Member after my mom's passing in 2016.

Education and Career Summary: I hold a BA degree, MA degree, and 3 teaching credentials. I began my teaching career in 1984 in Sunnyvale School District, as a Special Day Class teacher for the Learning Handicapped. This June will end my 40 years of teaching in Sunnyvale. Over that time, I have taught Preschool through 8th grade, both special education and regular education students. As a classroom teacher, I became involved in my local union in 1988. I have served as a part of the Bargaining Team since 1992 and as Chair since 2017, Chapter President for 11 years, Chapter Treasurer for 6 years, and too many others to name. As President, I was instrumental in unifying a divided school district, through building working relationships and mutual respect, which continues today. At the state level, I served for 10 years on State Council, writing policy and belief statements for CTA. For the past 9 years, I have served on the Association for Better Citizenship, better known as the Political Action Committee of CTA, in representing all of San Mateo County, most of Santa Clara County, and a portion of Alameda County. This year, I serve as the Chair, working to foster positive working relationships between all members. As the Chair of CTA's Democratic Caucus for the past 6 years, I have worked with the Republican Caucus to build a harmonious working relationship.

Retirement: Paradise Park has always been a part of my life. Growing up in Cupertino, my family and I spent much time at the "Cabin" my grandfather and his father built in the early days. I have so many fond memories, where everyone was friendly, helped their neighbors out, and supported each other. We always waved to others, and I remember many long conversations with passersby, as members would stop to chat. My life has always been full of Masonic values, not only the way I was brought up, but continuing into my adult life today. I treasure the virtues I learn through Masonic teachings. I appreciate the lifestyle I was taught, and I fully embrace the life I live of fidelity, constancy, loyalty, faithfulness, and truth. I am looking to continue my life of service to others, as my husband and I, with our teenage daughter, move to the "Cabin" this summer. I look forward to having the time to commit to Paradise Park, as I begin the retirement part of my life. I believe I have the skills to unify and build bridges between people, just as I have done throughout my career. I am skilled at contract negotiations, writing contractual language, interpreting ByLaws, understanding the budget process, being transparent, and addressing others' concerns.

I think of Paradise Park as a peaceful place. Even today, as I drive up Highway 9 through the redwoods, I can feel myself breathe deeply and relax, as I leave the hustle bustle of life in the Bay Area. I want everyone to have the opportunity to experience that same serenity, as they enter our park, and leave the big city life behind. I want all members and guests to enter the park and reflect on the gift that exists here. This is a beautiful piece of the redwood forest and riparian community. Let's leave it better than we find it, for others to enjoy in the future.

NAME: William J. Pardue

PARK ADDRESS: 179 St. Bernard

RESIDENCE ADDRESS: 139 Ponderosa Dr Santa Cruz, Ca 95060

FAMILY: Patricia Pardue, Wife, Robert Pardue, Son, Patrick Pardue Son

PARK MEMBER SINCE: 1982 approximately

ASSOCIATE MEMBER: Patricia Pardue

ALTERNATE ASSOCIATE MEMBER:

MASONIC AFFILIATIONS:

Santa Cruz Lodge (4th Generation Mason)

EDUCATION:

BA University of Texas Austin, Zoology., MSSW, University of Texas, Arlington, Social Work, JD., Santa Clara University School of Law, Juris Doctor

CAREER SUMMARY:

1971 Social Worker, Emotionally Disturbed Teenagers, Wilderness Camp Counselor

1972 -1974 Masters Degree, Intern with Dallas Police Department and Arlington High School

1974 Assistant Regional Family Service Director, American Red Crossds, St. Louis Missouri

1975 Regional Family Service Director, American Red Crosss, San Francisco. Responsible for providing disaster assistance for the 13 Western States plus Alaska, Hawaii and South Pacific

1977 Regional Campaign Director, United Way/ Red Cross Los Angeles CA

1979 Director of Financial Development, American Red Cross Chapter, Tucson, AZ.

1981 Campaign Director for United Way Santa Cruz, County

1982 Campaign Director for United Way Santa Cruz and Monterey Counties.

1983. Self Employed Handyman

1992 Attorney at Law, Law Offices of Susan Shapiro, Morgan Hill, CA

1994-Present Attorney at Law, Law Offices of Wm. J. Pardue, Morgan Hill, CA.

OTHER RELEVANT EXPERIENCES:

Too much to list/ Board Of Directors in 1980's

REASON FOR RUNNING:

The Park has provided my family with so much help, friendship, and kindness since we moved to Santa Cruz in 1980 that it is time for me to payback what has been given to me. It also appears that an attorney's expertise may be relevant.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? To represent all the members of the park in a fair and equitable manner. Board members are elected to serve the members highest and best interests.

JOSE SALAS

526 St. Ambrose

cell: 831-212-5683, email: josrsalas@sbcglobal.net

As a candidate for the Board of Directors, I thank you for this opportunity to introduce myself. As a first-generation adult child of immigrants, I've seen and lived the American Dream. When I was 8 years old, my family moved to San Jose where I learned English and excelled in school – no small feat for a young boy in the 1970s.

Masonic Background

I was blessed with the introduction to Masonry in 1993, and raised to Master Mason in 1998. Over the years, I've been active with several Masonic lodges to include: Green Lights Lodge #818, Texas Lodge #46, and Confidence Lodge #110. I'm a member of San Jose Scottish Rite and started my involvement with Shriners in 1998.

PPMC History

I was first introduced to Paradise Park in 1989 and have lived here full-time since 1994. My family in the Park include Jim (deceased 2017) and Diana Cook. I have six adult children and am excited to welcome a grandson soon! I love to travel and ride motorcycles in my free time.

Professional Experience

Valley Transportation Authority

For the last 18 years, I've been a member of the VTA team as a Rail Operator. I've been very active in my union for the last 12 years – as a Union Steward for 9 years, and most recently, as an Executive on the Board of Directors for 3 years.

I've served as a Mentor in the Joint Workforce Investment program, and have assisted with the development of Rail Operations Rules & Procedures.

Catering and Restaurant Businesses

As a teenager, I worked for my parents' catering trucks and restaurants, which is where I learned the ins/outs of running a business. Over the years, I successfully managed a fleet of 6+ catering trucks, to include the day-to-day Owner-Operator functions as well as oversight of all employment (Human Resources) management and maintenance of the financial records.

Reason for Running for the Board of Directors

I am very concerned about the current fragile status of our community. The turmoil and fighting need to stop, or we won't survive beyond our centennial anniversary. As a full-time resident who has listened to the input of those members who only enjoy Paradise on a part-time basis, I think I can offer a fresh perspective to the membership as a whole. I plan to bring my Board experience to the table and help with creating a 100% transparent team of elected officials.

2024 ELECTION BALLOT PROPOSALS

NOTE: Many of these proposals do not have a CON argument. If you wish to write one to be include on the next publication, please send to winstonchavoor@gmail.com

BALLOT PROPOSAL #1 2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

24. SUSPENSION OF MEMBERSHIP

C. The Member has thirty (30) days after receipt of suspension notice to clear the outstanding debt(s). If payment is not received, and the Member requests a payment plan, the Board of Directors shall request a credit check at the Member's expense and establish a **once in a lifetime per Membership** payment plan to be paid in full within 12 months.

PROPOSED CHANGE

24. SUSPENSION OF MEMBERSHIP

C. The Member has thirty (30) days after receipt of a suspension notice to clear the outstanding debt(s). If payment is not received, and the Member requests a payment plan, the Member authorizes the Board of Directors to ~~shall~~ request a credit check at the Member's expense and establish a ~~once in a lifetime per Membership~~ payment plan ~~to be paid in full within 12 months.~~ (7/24)

FISCAL IMPACT

No fiscal impact results with this change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

Life happens to each of us at different times. It is impossible to say that at only one time in your life, you may have financial difficulties and need to have some relief. With this change, the Board of Directors can assess the current situation and come to an understanding with the Member as to what needs to happen to work with them but have them be financially responsible for their commitments. We urge this to be approved so that we may conduct our business with Masonic values in place and apparent for all.
--PPMC Board of Directors

CON ARGUMENT:

BALLOT PROPOSAL #2
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

24. SUSPENSION OF MEMBERSHIP

- D. Failure to maintain payment plans as agreed by the Member, **will** result in Membership termination proceedings as provided in Article III, Section 25.

PROPOSED CHANGE

24. SUSPENSION OF MEMBERSHIP

- D. Failure to maintain payment plans as agreed by the Member, **will may** result in Membership termination proceedings as provided in Article III, Section 25. **(7/24)**

FISCAL IMPACT

No fiscal impact results with this change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

This change would allow the Board of Directors to not be forced into termination proceedings when a Member fails, to some degree, on fulfilling the exact terms of the Payment Plan. In a recent lawsuit, a former board president stated that the board had no choice but to go forward with terminations and all that that included. The action resulted in the Park paying \$120,000 to collect the funds rather than mediating and settling the issue more amicably.

--PPMC Board of Directors

CON ARGUMENT:

BALLOT PROPOSAL #3
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE IV — MEMBERSHIP FEES

CURRENT BYLAW

1. MEMBERSHIP FEES - Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues, assessments, regular and special, initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one and one half percent (1.5%) finance charge (**18% APR**) will be assessed at the end of each month on the unpaid balance. (6/09)

PROPOSED CHANGE

1. MEMBERSHIP FEES - Every Member is required to pay Membership Fees as determined by the **Board vote of the Membership**. Membership Fees consist of allotment fees, dues, assessments, regular and special, initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by **the** due date. A ~~one and one-half~~ **zero point nine four eight percent (0.948%)** finance charge (~~18% APR~~) (**11.99% APR**) **compounded monthly** will be assessed at the end of each month on the delinquent unpaid balance. (~~6/09~~) (7/24)

FISCAL IMPACT

Charging monthly on unpaid delinquent balances results in a change in the Annual Percentage Rate (APR) to 11.99% instead of the simple interest rate of 18%. This is to comply with a statutory limit of 12% APR interest rates used by non-financial institutions. The impact of this change will result in a reduction in interest fees of \$6.01 per \$100.00 of the unpaid balance per year.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

The practice in Paradise Park for at least the last two decades, but probably more than that, has been to assess interest monthly and it has always been compounded, not simple interest. This brings our governing documents into agreement with our actual practice and it is the common practice amongst associations. --PPMC Board of Directors

CON ARGUMENT:

BALLOT PROPOSAL #4
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE IV — MEMBERSHIP FEES

CURRENT BYLAW

1. MEMBERSHIP FEES

- B. The annual dues for Members shall be Three Hundred Dollars (\$300.00) per year per Member (7/16)

PROPOSED CHANGE

1. MEMBERSHIP FEES

- B. The annual dues for Members shall be ~~Three Hundred Dollars (\$300.00)~~ **Five Hundred Dollars (\$500.00) per year per Member** ~~(7/16)~~ (7/24)

FISCAL IMPACT

An increase of the dues will generate approximately an additional \$78,200 annually. These funds will be used to offset the deficit spending of the past several fiscal years and the expected current fiscal year deficit. For Fiscal 2023-24, the pro-rated amount will be billed within 2 weeks of the election results and will be due by the end of the fiscal year (04/30/2024).

PRO AND CON ARGUMENTS

PRO ARGUMENT:

As was recently shown to the Membership, Paradise Park has been spending more than it has been bringing in. There has not been an increase in dues since 2016, even though it has been proposed many times. Fiscal 2023-24 is expected to end at a \$150,000 shortfall. This does not “fix” the problem but is a start to bringing us back into a balanced operating budget. The Board is also determined to drastically cut monies that have been spent in legal expenses by aggressively using Mediation as a tool to bring parties together without lawsuits. The Board urges a YES vote on this amendment.
--PPMC Board of Directors

CON ARGUMENT:

BALLOT PROPOSAL #5
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

1. MEMBERS - A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter “Member” or “Members” as applicable). Membership requires **unanimous** approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership in good standing shall be evidenced by proof of a current paid dues receipt from a Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or from a Chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of whom must meet all the requirements delineated in these Bylaws. Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as “Collective Members”) (7/17)

PROPOSED CHANGE

1. MEMBERS - A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter “Member” or “Members” as applicable). Membership requires **unanimous majority** approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership in good standing shall be evidenced by proof of a current paid dues receipt from a Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or from a Chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of whom must meet all the requirements delineated in these Bylaws. Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as “Collective Members”) ~~(7/17)~~ (7/24)

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

To avoid having a prospective member denied membership for personal reasons, the Board will have to approve a prospective Member by a majority vote. If a prospective Member has issues that may prevent their membership, these issues should be discussed by the Board long before the prospective Member comes up for a vote. These issues must be convincing to the point so that the majority of the Board should deny the prospective Member’s membership.

CON ARGUMENT:

BALLOT PROPOSAL #6
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

2. ASSOCIATE MEMBER - The Associate Member: is entitled to all the benefits and privileges to which the Member is entitled except the right to vote; is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must have been **unanimously** approved by the Board of Directors and shall be named on a Certificate of Associate Membership and upon the books of PPMC provided for that purpose. The Associate Member shall pay no dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Associate Membership shall be delivered to the Member.

PROPOSED CHANGE

2. ASSOCIATE MEMBER - The Associate Member: is entitled to all the benefits and privileges to which the Member is entitled except the right to vote; is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must have been **unanimously** approved by the **majority of the** Board of Directors and shall be named on a Certificate of Associate Membership and upon the books of PPMC provided for that purpose. The Associate Member shall pay no **additional** dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Associate Membership shall be delivered to the Member. **(7/24)**

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

To avoid having a prospective Associate Member denied membership for personal reasons, the Board will have to approve a prospective Associate Member by a majority vote. If a prospective Associate Member has issues that may prevent their membership, these issues should be discussed by the Board long before the prospective Associate Member comes up for a vote. These issues must be convincing to the point so that the majority of the Board should deny the prospective Associate Member's membership.

CON ARGUMENT:

BALLOT PROPOSAL #7
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

3. ALTERNATE ASSOCIATE MEMBER - The Alternate Associate Member: is entitled to all the benefits and privileges to which the Member is entitled except the right to vote; is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must receive **unanimous** approval of the Board; and shall be named on a Certificate of Alternate Associate Membership. The Alternate Associate Member shall pay no dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Alternate Associate Membership shall be delivered to the Member.

PROPOSED CHANGE

3. ALTERNATE ASSOCIATE MEMBER - The Alternate Associate Member: is entitled to all the benefits and privileges to which the Member is entitled except the right to vote; is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must receive **unanimous** approval of the **majority of the** Board; and shall be named on a Certificate of Alternate Associate Membership. The Alternate Associate Member shall pay no **additional** dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Alternate Associate Membership shall be delivered to the Member. **(7/24)**

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

To avoid having a prospective Alternate Associate Member denied membership for personal reasons, the Board will have to approve a prospective Alternate Associate Member by a majority vote. If a prospective Alternate Associate Member has issues that may prevent their membership, these issues should be discussed by the Board long before the prospective Alternate Associate Member comes up for a vote. These issues must be convincing to the point so that the majority of the Board should deny the prospective Alternate Associate Member's membership.

CON ARGUMENT:

BALLOT PROPOSAL #8
2023 SPECIAL ELECTION BALLOT PROPOSALS

ARTICLE III — MEMBERSHIP

CURRENT BYLAW

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

PROPOSED CHANGE

6. APPLICATION FOR MEMBERSHIP - Any person, who possesses the qualifications required by these Bylaws, may be elected to Membership in the Corporation provided such person shall submit a signed application on a form prepared by the Corporation to the Secretary of the Board with at least three (3) Master Mason and/or Order of the Eastern Star member references, and proof of current good standing as a member in one of these organizations. The application shall be submitted to the Secretary of the Board who shall cause to be conducted an immediate inquiry into the qualifications of the applicant, post a notice of the application at the principal office for PPMC for not less than forty-five (45) days, publish the applicant's name in the monthly bulletin, and report the results of such inquiry to the Board for its consideration. The applicant shall be notified to appear before the Board in person, with wife or husband or domestic partner, if any. All prospective Members shall sign the Paradise Park Masonic Club Fraternal Pledge to work amicably towards conflict resolution. All money owed to the Corporation including, but not limited to, membership fees, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines, which are owed by the previous Member for that allotment, and that owed by the proposed new Member, shall be apportioned by the Board as it deems appropriate and paid to PPMC. A **unanimous majority** vote of the Board shall be necessary for applicant to be elected a Member. All payments due to the Corporation must be made before a Membership Certificate is issued to the Member. After the Member has been elected by the Board, the transfer of the use of the allotment to the Member shall be completed by designating the Allotment Number of the Member's allotment on the officially adopted Maps of PPMC. Associate and Alternate Associate applications follow the same process. **(6/09) (7/24)**

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

To ensure consistency with Proposed Bylaw Amendments #5, 6 and 7, this Proposed Bylaw change must be made as well. If Proposed Bylaw Amendments #5, 6 and 7 are not approved by the majority of the membership, this Proposed Bylaw Amendment becomes null and void.

CON ARGUMENT:

BALLOT PROPOSAL #9
2024 ANNUAL ELECTION BALLOT PROPOSALS

ARTICLE VII — BOARD OF DIRECTORS

CURRENT BYLAW

3. PROCEDURE FOR ELECTION OF DIRECTOR - Prior to the **twenty-first (21st) day** of February of each year the Board shall appoint a Nominating Committee composed of at least five (5) members. Each Director shall select one (1) member of the Nominating Committee. The Nominating Committee shall elect its own chairperson. The Nominating Committee shall submit to the Board at the March Board meeting a list of nominees, from the Members of PPMC, of not less than one (1) candidate for director for each vacancy on the Board to be filled at the next regularly scheduled Membership meeting. Any Member may submit his or her name in nomination to be elected a director, if presented to the Board at the April Board meeting along with signatures of at least ten (10) percent of the Members. At least thirty (30) days prior to the date on which the annual Membership meeting is to be held, a ballot bearing the names of Members nominated as Directors shall be sent to all Members. At the regular monthly meeting prior to the election, the Board shall appoint three (3) Collective Members known as the Election Committee, who shall supervise the balloting. The Board shall designate the Election Committee member who shall act as Chairperson. The Election Committee shall conduct and supervise the election of Directors, which shall be held at the regularly scheduled annual Membership meeting or by mail prior to this meeting. Depending on the number of vacancies on the Board, the candidate(s) receiving the most votes shall be elected as a member of the Board of Directors for the term prescribed. The newly elected Directors shall take office at the close of the annual meeting.

PROPOSED CHANGE

3. PROCEDURE FOR ELECTION OF DIRECTOR - ~~Prior to the twenty first (21st) day~~ **At or before the monthly Open Board of Directors meeting for the month** of February of each year, the Board shall appoint a Nominating Committee composed of at least five (5) members. Each Director shall select one (1) member of the Nominating Committee. The Nominating Committee shall elect its own chairperson. The Nominating Committee shall submit to the Board at the March Board meeting a list of nominees, from the Members of PPMC, of not less than one (1) candidate for director for each vacancy on the Board to be filled at the next regularly scheduled Membership meeting. Any Member may submit his or her name in nomination to be elected a director, if presented to the Board at the April Board meeting along with signatures of at least ten (10) percent of the Members. At least thirty (30) days prior to the date on which the annual Membership meeting is to be held, a ballot bearing the names of Members nominated as Directors shall be sent to all Members. At the regular monthly meeting prior to the election, the Board shall appoint three (3) Collective Members known as the Election Committee, who shall supervise the balloting. The Board shall designate the Election Committee member who shall act as Chairperson. The Election Committee shall conduct and supervise the election of Directors, which shall be held at the regularly scheduled annual Membership meeting or by mail prior to this meeting. Depending on the number of vacancies on the Board, the candidate(s) receiving the most votes shall be elected as a member of the Board of Directors for the term prescribed. The newly elected Directors shall take office at the close of the annual meeting. **(7/24)**

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

This change will allow the Board of Directors to schedule the monthly Open Board of Directors meeting for any date after the 21st of February and before the 29th of February.

CON ARGUMENT:

BALLOT PROPOSAL #10
2024 ANNUAL ELECTION BALLOT PROPOSALS

CURRENT BYLAWS

ARTICLE VI — ORGANIZATION OF THE CORPORATION

2. OFFICERS OF THE CORPORATION - The officers of the Corporation shall be the president, vice president, secretary, **chief financial officer** and director at large. The officers shall be elected by the members of the Board. More than one office may be held by the same director, except that neither the secretary nor the **chief financial officer** may serve concurrently as the president. The **tenn** for an officer shall be one year and officers may succeed themselves.

ARTICLE VII — BOARD OF DIRECTORS

9. FIRST BOARD MEETING AFTER ANNUAL MEMBERSHIP MEETING - Within five (5) days after each annual meeting of Members, the Board shall hold a general meeting for purposes of organization, election of officers, and transaction of other business. Notice of this meeting is not required. The Board shall elect a president, vice president, secretary, and **chief financial officer**.

ARTICLE VIII — OFFICERS AND MANAGER OF THE CORPORATION

4. CHIEF FINANCIAL OFFICER - The **chief financial officer** shall keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the corporation's properties and transactions. The **chief financial officer** shall send or cause to be given to the members and Directors such financial statements and reports as are required to be given by law, by these bylaws, or by the Board. The books of account shall be open to inspection by any director at all reasonable times. The **chief financial officer** shall (i) deposit, or cause to be deposited, all money and other valuables in the name and to the credit of the corporation with such depositories as the Board may designate; (ii) disburse the corporation's funds as the Board may order; (iii) render to the president, chairman of the Board, if any, and the Board, when requested, an account of all transactions as **chief financial officer** and of the financial condition of the corporation; and (iv) have such other powers and perform such other duties as the Board or the bylaws may require.

7. SIGNATURE AUTHORITY - All contracts, bonds, checks drawn on PPMC's account, and other written instruments shall be signed by any two of the following three persons: the president, the **chief financial officer**, or an employee designated by the Board. If either the president or the **chief financial officer** is not available, then any other Board member may sign.

PROPOSED CHANGES

ARTICLE VI — ORGANIZATION OF THE CORPORATION

2. OFFICERS OF THE CORPORATION - The officers of the Corporation shall be the president, vice president, secretary, ~~**chief financial officer**~~ **treasurer** and director at large. The officers shall be elected by the members of the Board. More than one office may be held by the same director, except that neither the secretary nor the ~~**chief financial officer**~~ **treasurer** may serve concurrently as the president. The ~~**tenn**~~ **term** for an officer shall be one year and officers may succeed themselves. (7/24)

ARTICLE VII — BOARD OF DIRECTORS

9. FIRST BOARD MEETING AFTER ANNUAL MEMBERSHIP MEETING - Within five (5) days after each annual meeting of Members, the Board shall hold a general meeting for purposes of organization, election of officers, and transaction of other business. Notice of this meeting is not required. The Board shall elect a president, vice president, secretary, and ~~**chief financial officer**~~ **treasurer**. (7/24)

ARTICLE VIII — OFFICERS AND MANAGER OF THE CORPORATION

4. CHIEF FINANCIAL OFFICER TREASURER- The ~~chief financial officer treasurer~~ shall keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the corporation's properties and transactions. The ~~chief financial officer treasurer~~ shall send or cause to be given to the members and Directors such financial statements and reports as are required to be given by law, by these bylaws, or by the Board. The books of account shall be open to inspection by any director at all reasonable times. The ~~chief financial officer treasurer~~ shall (i) deposit, or cause to be deposited, all money and other valuables in the name and to the credit of the corporation with such depositories as the Board may designate; (ii) disburse the corporation's funds as the Board may order; (iii) render to the president, chairman of the Board, if any, and the Board, when requested, an account of all transactions as ~~chief financial officer treasurer~~ and of the financial condition of the corporation; and (iv) have such other powers and perform such other duties as the Board or the bylaws may require. **(7/24)**

7. SIGNATURE AUTHORITY - All contracts, bonds, checks drawn on PPMC's account, and other written instruments shall be signed by any two of the following three persons: the president, the ~~chief financial officer treasurer~~, or an employee designated by the Board. If either the president or the ~~chief financial officer treasurer~~ is not available, then any other Board member may sign. **(7/24)**

FISCAL IMPACT

There is no fiscal impact from this amendment change.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

Typically, the office of Chief Financial Officer requires an advanced university degree (MBA). The change to Treasurer brings our nomenclature into accepted norms regarding corporations and those who are qualified to hold this office.

CON ARGUMENT:

BALLOT PROPOSAL #11
2024 ANNUAL ELECTION BALLOT PROPOSALS

ARTICLE IV — MEMBERSHIP FEES

CURRENT BYLAW

1. MEMBERSHIP FEES

K. (Currently does not exist)

PROPOSED CHANGE

1. MEMBERSHIP FEES

K. Each allotment shall be assessed a fee of \$50 to support infrastructure maintenance under the Reserve Study. (07/24)

FISCAL IMPACT

The fiscal impact from this amendment change is that the FEMA loan will sunset this year (2024) and the annual collections from the Membership of \$55.40 will terminate. This amendment will shift \$50 of those collections over to the Reserve Account to support infrastructure maintenance. The net effect is that each allotment will be billed \$5.40 less per year.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

The funding of the Reserve Account is currently supported solely by the New Membership Fees collected. These fees have not been keeping pace the annual expenditure from the Reserve Account; therefore, the Reserve Account is dwindling and is in jeopardy of not being able to cover future expenditures let alone a disaster loss that might occur.

CON ARGUMENT:

BALLOT PROPOSAL #12
2024 ANNUAL ELECTION BALLOT PROPOSALS

ARTICLE IV — MEMBERSHIP FEES

CURRENT BYLAW

2. MEMBERSHIP FEES

A. The annual Dues for Members shall be Three Hundred Dollars (\$300) per year per **Member**.

PROPOSED CHANGE

3. MEMBERSHIP FEES

A. The annual Dues for Members shall be Three Hundred Dollars (\$300) per year per **Member allotment**.

If **Ballot Proposal #4** is approved during this Annual Election cycle (2024), this amendment will be changed to reflect that amendment:

A. The annual Dues for Members shall be Five Hundred Dollars (\$500) per year per **Member allotment**. (7/24)

FISCAL IMPACT

The fiscal impact from this amendment change is that the Park does not collect the annual dues from the second allotment during the time a Member is transitioning from one allotment to another. This amendment will begin collecting that fee. It's impossible to calculate the actual fiscal impact as this condition is rarely encountered.

PRO AND CON ARGUMENTS

PRO ARGUMENT:

The fiscal impact from this amendment change is that the annual dues will be collected from Members that are transitioning from one allotment to another and will have a second allotment assigned to one Member until one of those allotments is sold. This amendment allows the Park to collect the Dues from that second allotment.

CON ARGUMENT:

RULES AND PROCEDURES PROPOSED CHANGES

PPMC Board-approved change to the Rules and Procedures (approved unanimously) and goes into effect immediately (12/16/23) and will be on the regular election ballot in June 2024 to be ratified by the Park Membership:

R & P Change #1

Rules & Procedures 3.05 currently reads:

3.05 Allotment Staking – A verification of staking will be required before transfer of Membership.

Change it to read:

3.05 Allotment Staking – ~~A verification of staking will be required before transfer of Membership.~~ **A PPMC allotment staking has no expiration date. (12/23)**

R & P Change #2

Rules and Procedures (new item, so all after 4 – Staking will be re-numbered)

⁺
4.01 – Filing of Stakings – Once a Staking has been approved by the Board, the form will be signed by the President or Secretary and it will be placed in the Staking Binder and in the Member's file.

(Rationale – many stakings are currently not in either the Member file or the Staking Binder and we have to rely on the current Member being able to locate their copy to retrieve the information. By filing it in both places, our historical records are more complete.)

(if this is approved, the item 3.05 will be moved to become 4.02.)