

NOVEMBER 2003

# PARADISE PARK MASONIC CLUB BULLETIN BOARD

from The Advocate's Website.



## FRED'S FOCUS

October was mostly spent out of Paradise Park as Mary Jo and I took a 17 day cruise on the through the Panama Canal on the Volendam, a Holland America Cruise Ship Line. We embarked from Pier 35 in SF sailing under the Golden Gate. Our itinerary took us down the coast of California to Cabo San Lucas where we have visited several times before; it was extremely hot and humid there and for the entire trip. Then to Acapulco which was a fun city...very pretty setting...saw the classic cliff divers, of course. Weather was picking up as we sailed south...we missed two tropical storms and one hurricane. On to Santa Cruz del Huatulco, Mexico: a lush resort development by the Mexican government with 9 bays, eco friendly...not overly built up...Next stop: Guatemala...took a tour inland one hour to Antigua, a Colonial Spanish town with 23 Spanish Language schools for Gringos. MJ bought stitcheries, vibrant woven fabric, coffee, jade. Volcanoes were all around the area breaking through the clouds. Sailed on to Nicaragua to the port of San Juan del Sur. What a contrast—our cruise ship in comparison to the poverty we saw in Nicaragua. We took a 1 1/2 hour tour to the inland city of Granada, again a Spanish Colonial town in terrible repair. The landscape is lush and green but the political infrastructure is struggling still. Cruised past the coastline of Costa Rica to Panama next. It took a full day to go through the six locks of the Canal and it was fascinating. The surrounding low hills were very green and beautiful. Next port was Curacao, which looks like Amsterdam, but with brightly painted facades. We had been to Curacao twenty-five years before and it looks the same except that there is a big bridge that we do not remember. MJ gathered our new cruise friends together for a birthday cocktail party to celebrate my 63rd while there. As we sailed away, the islanders had a fireworks display in honor of the Dutch ship (or my birthday?). Aruba was our next stop and it,

too, is a protectorate of the Dutch government. Aruba looked like Tucson—dry desert with lots of cacti and houses with the tile roof effect. Our last port of call was Half Moon Cay in the Bahamas...an island owned by the cruise ship lines—a beautiful setting with pure white sandy beaches and turquoise clear water. We lazed about in the water with sparkling colored fish swimming through our feet...loving life...until I, who was snorkeling, popped up near MJ and said "I think I've dislocated my shoulder".... which was true...we were out pretty deep so we struggled to get ashore with the help of a lady nearby who gave us her raft. MJ got me to the nurses' station, into a sling, into a balloon-tired wheelchair, over the sand, down to the tender, to the ship and up the stairs to the ship's infirmary. The medical team was terrific and went to work, trying several methods of relocating the shoulder, mindful that it took 5 hours in Montana to get it back in place in July. This was my 3rd dislocation in 9 months so I have a call into my surgeon to get it repaired a.s.a.p. Again, it didn't go back easily, but after an hour plus, they laid me face down on the table with my shoulder and arm draped over the edge, and they hung 10 lbs. of IV bags around my wrist and hand. Within 20 minutes, the shoulder popped in place. What a relief! Our daughter, Amy picked us up at the airport in SF and we made our way to Santa Cruz. On the plane home, we began to have scratchy throats and both of us developed nasty colds. We have had to cancel many appointments, meetings and social engagements as we have stayed at home and tried to heal. We are beginning to see the light at the end of the tunnel and have hope.

I would like to thank our Vice President, Jack Fisher, for stepping up while I was gone and while I convalesced for a week afterwards. He took care of the day to day responsibilities and ran the monthly Board meeting and the Town Hall meeting. From the reports I have heard, everything went smoothly and much was accomplished. THANKS JACK.

## ANNOUNCEMENTS

### MANAGER'S REPORT

It is the time of year that we should clean our roofs of leaves and have chimneys cleaned. Our fire chief also reminds us that we should be sure to have our garden hoses connected in our front and back yards. Our chimneys should be equipped with spark arresters with the screen to be 1/2 inch maximum in size. Please take time to check yours; if you need help, call Greg Lasky at 458-0343.

I hope we do not need any of this.

Respectfully, .....*Alan Schattenburg*

### MUSCLES & CLEAN STREETS

Since we don't have a mechanical street sweeper to keep all the PPMC streets clean, if each of us would clean the street in front of our own allotment (and maybe that of the absent-for-the-winter neighbor)(how about once per month?), PPMC would enjoy each season in a neat and tidy fashion. How lovely! And our newer streets will last longer/better through being kept feather & rock free. Something for which each of us can take pride and pleasure. Good exercise! Good results! Muscles and Clean Streets!

### REMINDER CONCERNING RENOVATIONS, REMODELING, ETC.

If you plan any remodeling, repair or maintenance of your home, please do the following:

1. Let your neighbors know.
2. Provide a short letter to the Park Manager concerning your plans.
3. Wait for the approval of the Manager and/or the Building Committee.

There are a variety of County Building Code requirements and Park related concerns that may be involved, depending upon the scope of you specific plans. Drawings and/or sketches may be required. Please follow these guidelines. We will try to provide a quick response to you.

.....*Bill Hardwick, Building Committee*

### RECYCLING GUIDANCE

#### Small Blue Cans

Single stream items and NO Styrofoam

#### 3 Big Green Dumpsters Closest to Firehouse

Cardboard & Newspaper

#### Big Green Dumpsters away from Firehouse

Household Garbage Only

**No Construction waste in any of these locations**

Use a Debris Removal Form from the office or

Make your own arrangements for removal

### 2003 – 2004 PPMC BOARD OF DIRECTORS

President: Fred Dunn-Ruiz

Email: [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.com)

Phone: 831-457-9681

Vice President: Jack Fisher

Email: [fishjack@sbcglobal.net](mailto:fishjack@sbcglobal.net)

Phone: 831-429-9397

Secretary: Jacob Koff

Email: [jacob@swigco.com](mailto:jacob@swigco.com)

Phone: 415-587-7183

Treasurer: Barbara Monti

Email: [rbMonti8@hotmail.com](mailto:rbMonti8@hotmail.com)

Home Phone: 530-456-3812

Park Phone: 831-459-7539

Recreation Director: Bill Eckard

Phone: 831-458-2020

Interim Park Manager, Alan Schattenburg

Email: [manager\\_ppmc@sbcglobal.net](mailto:manager_ppmc@sbcglobal.net)

OfficePhone: 831-423-1530

Cell Phone: 831-345-0879

Park Secretary, Bookkeeper

Email: [secretary\\_ppmc@sbcglobal.net](mailto:secretary_ppmc@sbcglobal.net)

[bookkeeper\\_ppmc@sbcglobal.net](mailto:bookkeeper_ppmc@sbcglobal.net)

Office Phone: 831-423-1530

### Paradise Park Masonic Club BOARD OF DIRECTORS 2003 – 2004 MEETING DATES

Executive Session 7:30 am

Open Meeting 9:00 am

10/18/03

11/15/03

12/13/03

01/17/04

02/21/04

03/20/04

04/17/04

05/15/04

06/19/04

07/03/04 Annual Meeting 7:00 P.M.

\$	\$	\$	<b>TREASURY NOTES</b>	\$	\$	\$
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As the winter holidays are fast approaching us, we are enjoying new water lines and newly paved roads in Sections 1 and 2. Road work has stopped and may start up again in the spring. Many, many thanks to Bill Uber for the innumerable hours he has put in on this project! Bill truly exemplifies what volunteerism is all about.

The latest total of Castle money that has been spent is \$752,958. Please note that a rumor has been going around that the Board is going to automatically assess each member for the remainder of the water/road project. The Board has not said that, and should you – the members – want to do that, it would need to be voted on. If you hear a rumor and are concerned about something, please call a Board member or come to a Board meeting. They are open meetings, and your concerns need to be voiced so the Board can address them.

A very special thank you to Pat Herzog, who discovered, while working on the current TADs, that each member this year was going to be charged an additional \$179 in school taxes. She called the Assessor's Office, which referred her to the school district. They discovered the County Auditor's Office had made a mistake. It is \$179 for the Park – not each member. New figures from the Assessor's Office are forthcoming, and TADs will be mailed out soon. Please don't forget that our deadline is December 1<sup>st</sup>.

Elsewhere in this Bulletin is a shortened version of the financials. As always you are more than welcome to see the financials in the office, or if unable to make it there, you can request a copy. At the Town Hall Meeting a member indicated they wanted to see the financials in the bulletin each month. The complete financials are a number of pages. In the past 16 months there have been approximately 3 people who have requested them. The expense of extra pages in the bulletin really does not seem to be justified. As previously said, you are welcome to look at them. No information is being hidden. You might also recall that prior to my being a Board member, they had not been in the bulletin, even in the shortened version, for a couple of years.

Your Budget Committee will soon be working on next year's budget. It is amazing how fast this past year has gone by.

Happy Holidays to you and your families, .....*Barbara Monti*

FINANCIAL REPORT SEPT. 2003

BALANCE SHEET

General Checking	\$134,981.00		
Trust Account	\$18,661		
Recreation Fund	\$19,987		
Reserve Funds	\$978,065		
Accounts Receivable	\$5,461		
Prepaid Ins./Taxes	\$13,008		
Land Improvements, Equipment	\$1,801,500		
<b>TOTAL ASSETS</b>		<b>\$2,971,663</b>	

Accounts Payable	\$224,622		
Deferred Revenue	\$86,074		
Property Settlement	\$10,000		
SBA Loan	\$336,527		
Restricted Funds	\$1,220,687		
Retained Earnings	\$1,045,408		
Net Income	\$48,345		
<b>TOTAL LIABILITIES/EQUITY</b>		<b>\$2,971,663</b>	

*why 7/10  
3/10?*

INCOME STATEMENT

		BUDGET FOR YEAR	LEFT IN BUDGET
INCOME	\$239,744	\$516,462	\$276,718
EXPENSES			
Wages & Related Expenses	\$78,071	\$228,889	\$150,818
General/Liability Insurances	\$17,144	\$43,312	\$26,168
Trash Pickup	\$10,533	\$10,205	(\$328)
Office/General/Professional	\$24,793	\$48,850	\$24,057
Water	\$33,975	\$67,000	\$33,025
Taxes - Prop. & Income	\$5,223	\$49,000	\$43,777
Vehicle Expenses	\$5,633	\$16,950	\$11,317
Dump Fees	\$2,249	\$13,000	\$10,751
Buildings & Grounds Maint.	\$3,217	\$19,300	\$16,083
Tree Trimming	\$4,450	\$6,000	\$1,550
Recreation	\$437	\$3,000	\$2,564
SBA Loan Interest	\$5,675	No budget	(\$5,675)
<b>TOTAL EXPENSES</b>	<b>\$191,400</b>	<b>\$505,507</b>	<b>\$314,107</b>

## THE MANAGER'S APARTMENT

Dear Friends:

From May 2001 to May 2002—a 12-month period—the Park spent approximately \$14,264 to prepare the apartment for Jack McHugh, our former manager. This money includes the purchase of such items as new carpeting, lighting fixtures, washing machine, dryer, heaters and a kitchen range. In addition, approximately \$4,000 more was spent during the latter part of 2002 to pay for repairs to the shower. While the apartment needed work, it having been vacant for some time before the McHugh's moved in, this \$18,000 represents a considerable amount of Park money.

In early August, Bob Biendle was asked to inspect the apartment and report to the Board about its condition. At the August Board meeting, Bob submitted his report to the Board. We are reprinting the Report so the membership can see what has to be done to make the apartment habitable, just a little over 2 years and \$18,000 later.

### APARTMENT INSPECTION REPORT

**Kitchen:** Paint walls, re-install missing fire extinguisher, repair exposed electrical wiring, replace electrical outlet cover, install cover on stove vent, replace crawl-hole cover, replace missing light fixture, clean refrigerator, thoroughly clean the entire apartment all fixtures, clean interior of cabinets.

**Bathroom:** Fill void over door, repair and paint ceiling in shower, replace shower vent, scrape paint and wash window, paint walls.

**Deck Areas:** Clean deck, remove lattice, pressure wash and re-stain deck, enclose water heater, paint ceiling.

**Living Room:** Purchase and re-install missing ceiling fixture.

**Bedrooms:** Purchase and re-install missing ceiling fixtures.

**Inside Stairs/Landing:** Wash windows, install swag light fixture.

**Smoke Alarms:** Install alarms in kitchen, living room, bedrooms and entryway.

Bob also reported that an inspection of the carpet by a licensed carpet installer and cleaner, using a standard ultraviolet light test, revealed the presence of urine in over 40% of the carpet. This will require the replacement of the entire carpet and pad.

It is not our intent to offend anyone. As disgusting as this situation is, you—the members—deserve to know the facts.

At the August meeting, the Board voted to appropriate \$5,000 for repair of the apartment. A letter was sent to Jack McHugh demanding that he reimburse the Club for damage to the apartment and for the cost of replacing missing items. We will keep the membership posted on the outcome.

We would like to thank **Bob Biendle, Cal DeVecchis, Bill Lind, Greg Laskey, Craig Little, Kevin Little, Jose Salas, Dean Logan, Chuck Stieffelmaier, Carol Blum, Larry Gilliland and Terry Feist** for their help in getting the apartment repaired and habitable once again.

.....*Jacob Koff*



### ZONING ERROR CORRECTED

In 1995 the park was re-zoned from SU (Special Use) to R-1-6. This was done in error. At that time it was established that the existing PUD (Planned Unit Development) was still in effect and would still govern the site. On October 7, 2003 there was a public hearing convened before the Board of Supervisors of Santa Cruz County. The hearing was held and as soon as the administrative procedures are completed Paradise Park will be returned to its pre-1995 zoning of SU and our PUD will still govern the site. All is well

.....*Jack Fisher*

## ANNOUNCEMENTS & ATTRACTIONS

### COMMITTEES

Listed below are the committees which are active at this time, and their chairpersons. If you wish to be on any of these committees please contact the chairperson or Fred Dunn-Ruiz:

Building	Bill Hardwick
By Laws	Bill Hardwick
Fire & Rescue	Greg Laskey
Flea Market 04	Charlotte Reynolds & Carol Blum
Fleet	Greg Laskey
Historical	Joanne Nelson
Long Range Planning	Chuck Buchanan
Orientation	TBA
Past Presidents	Bob Biendle
Recreation	Bill Eckard
Staking	TBA
Trees	Griff Nelson
Water	Bill Uber

### Fred's List of chores for Volunteers:

- Repair Picnic Grounds Restroom Floor
- Change out sinks in Park Restrooms
- Repair Antique saw displayed near Office
- Build Boardwalk near Section Six Mailboxes

### EMAIL ADDRESSES SOUGHT FOR DIRECTORY

If you would like to have your email address included in the 2004 PPMC Membership Roster (phone directory), please email it to the PPMC office at [secretary\\_ppmc@sbcglobal.net](mailto:secretary_ppmc@sbcglobal.net) (note there is an underscore between secretary and ppmc) and indicate that you do want it included. Only emails received in this way will be included.

### EMERGENCY SIREN TESTS At Noon on all Board Meeting Days

**TADS DUE DECEMBER 1, 2003**  
Payable to PPMC only  
NOT to Santa Cruz County

**FISHING SEASON STARTING DATE**  
*November 16, 2003*  
*Catch & Release only*  
*Barbless Hooks only*

### HELP SAVE LIVES! MAKE A CONTRIBUTION TO THE DEFIBRILLATOR FUND AND ENTER THE DRAWING FOR A \$100 GIFT CERTIFICATE FOR DINNER FOR TWO!

The PPMC Men's Club is seeking donations to purchase a Defibrillator to be used when a person suffers a heart attack. The cost is approximately \$2300. The equipment will be donated to Paradise Park and our Rescue Team will be trained by Registered nurses (RNAs).

The first 5 to 10 minutes following a heart attack are the most critical to recovery. Having this medical equipment close at hand will help ensure the health and safety of your friends and neighbors in Paradise Park.

Please make your checks payable to:  
PPMC Mens Club  
and mail to:

Chuck Buchanan, Administrator  
PPMC Men's Club  
211 Keystone Way, #84  
Santa Cruz, CA 95060

**WE HAVE RECEIVED \$455 IN DONATIONS TO DATE.  
MANY MORE ARE NEEDED TO REACH OUR GOAL!  
PLEASE HELP**

Winner of the Dinner for Two will be announced  
in a future Bulletin Board.

### PPMC VEHICLE STICKERS YOUR THOUGHTS??

A suggestion was made at the Board meeting that the Board reinstate the use of the vehicle stickers. This item will be on the agenda for the Nov. 15<sup>th</sup> Board meeting. The Board welcomes your input as to the pros and cons of their use.

### IN MEMORIUM

*John Straub*  
*September 30, 2003*

## ANNOUNCEMENTS AND ATTRACTIONS

### **BIG PAINT SALE** Interior & Exterior Various Colors

**SATURDAY, NOVEMBER 1, 2003**  
9:00 A.M. to 4:00 P.M.  
Office Garage

These are surplus paints which were donated to PPMC for the Apartment refurbishing. Proceeds will be used to offset the cost of refurbishing.

### **CATS AND DOGS**

Cats and dogs continue to be a concern of the membership. The PPMC Rules require that all pets be on a leash when they are not the member's allotment. This rule was instituted to assure that pets were properly cared for and did not interfere with the enjoyment of all other members and guests and to also help protect the wildlife of the area.

Loose cats and dogs are frequently noticed in the Park, some as they stalk and kill wildlife. Some of these may be pets whose owners are not following the rules and some may be strays. You can help by following the rules, by reminding your neighbor that they need to follow the rules, by notifying the office of any loose animal and by not feeding any loose animals.

### **ARTS & CRAFTS EXHIBIT**

A PPMC Arts & Crafts Exhibit will be held in conjunction with the February 21, 2004 Potluck. Any PPMC artists and crafts persons may exhibit up to 3 items. You must have your objects registered and arranged in the space provided at the Social Hall (tables will be provided, provide your own easels if you need to display vertical work) by 5:15 p.m. the evening of the potluck. To register or for more information, contact Chuck Buchanan.

People attending the potluck and/or viewing the exhibits may vote for their favorite objects at \$1.00 per vote with the proceeds going to the Almoner's Fund.

Recognition will be awarded for the three highest voted objects

### **POT OF GOLD DONATED**

Ronald Lewis of 378 Hiram won the Pot of Gold at the October Potluck. He generously donated his winnings to the Almoner's Fund.

### **MEN'S CLUB**

First Wednesday of each month  
Social Hall, 11:30 A.M.  
Wednesday, November 5  
Wednesday, December 3

### **BINGO**

Third Wednesday each month  
Social Hall, 6:30 P.M.  
Wednesday, October 15  
Wednesday, November 19  
*Sponsored by Yvonne Jones*

### **KNITTEN KITTENS LADIE'S CANASTA**

First Monday each Month  
Social Hall, 11:30 A.M.  
Monday, November 3  
Monday, December 1



*Sponsored by Pat Rundell*

# Annual Holiday Party

Sunday, Dec. 14, 2003  
1:00PM - Social Hall

DOOR PRIZES



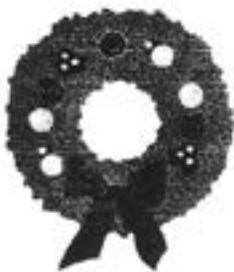
Wine, Rolls, Turkey,  
Potatoes and Santa  
will be provided.

## Potluck

Please bring your favorite  
dish to share and bring  
your own place setting



If you want your  
child to receive a  
gift from Santa,  
please bring it  
wrapped and  
labeled to the  
Social Hall



Hosted by  
Bob & Tiny  
Sand  
And  
Lois Hardy

# PARADISE PARK CALENDAR OF EVENTS

<u>MONTH</u>	<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
<b>November 2003</b>				
	1-Sat.	Social Hall Refurbishing	Large Social Hall	Management
	3-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	Pat Rundell
	4-Tue.	Coffee 9-10:30am	Small Social Hall	???
	4-Tue.	<b>1ST Tuesday</b> Masonic Education 10:30 - 12	Small Social Hall	M. Hasey
	4-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	5-Wed.	Men's Club 11:30	Small Social Hall	J. Reynolds
	6-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	9-Sun.	DeMolay Breakfast 7am - 10am	Small Social Hall	B. Lind
	11-Tue.	Coffee 9-10:30am	Small Social Hall	???
	11-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	11-Tue.	<b>OFFICE CLOSED - VETERAN'S DAY</b>		
	13-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	15-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	15-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
	15-Sat.	Potluck 5:30	Large Social Hall	???
	18-Tue.	Coffee 9-11am	Small Social Hall	???
	18-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	19-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Yvonne Jones
	20-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	25-Tue.	Coffee 9-11am	Small Social Hall	???
	25-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	S. Keller
	26,27,28	Family Thanksgiving, prep, dinner, cleanup	Small Social Hall	S. Taylor
	27-Thu.	<b>OFFICE CLOSED - THANKSGIVING</b>		
<b>December 2003</b>				
	1-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
	2-Tue.	Coffee 9-11am	Small Social Hall	???
	2-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	3-Wed.	Men's Club 11:30	Small Social Hall	J. Reynolds
	4-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	6-Sat.	B. Sand Family Gathering 9am - 10pm	Picnic Grounds	B. Sand
	9-Tue.	Coffee 9-11am	Small Social Hall	???
	9-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	11-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	13-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
	13-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
	13-Sat.	Bridge Club Party 6-11p.m.	Small Social Hall	J. Fisher
	<b>14-Sun.</b>	<b>Annual Holiday Party 1p.m.</b>	Large Social Hall	B. Sand
	16-Tue.	Coffee 9-11am	Small Social Hall	???
	16-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	17-Wed.	Bingo 6:30pm	Large Social Hall	Y & M Jones
	18-Thu.	Tole Painting 1-5pm	Small Social Hall	Alcinda Walters
	23-Tue.	Coffee 9-10:30am	Small Social Hall	???
	23-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller
	25-Thu.	Family Gathering	Small Social Hall	L. Hardy
	<b>25-Thu.</b>	<b>CHRISTMAS DAY - OFFICE CLOSED</b>		
	30-Tue.	Coffee 9-11am	Small Social Hall	???
	30-Tue.	Sewing w/Shari Keller 7-10pm	Small Social Hall	Shari Keller

## MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Member</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>		<u>SELLER</u>	
Wessel J. Mindermann	08/20/03	Dorothy Del Monte	Courtesy Lane
<u>ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
Doreen Cooper	09/08/03	Timothy B. Cooper	614 Keystone Way
Lara M. Minium	08/07/03	Elizabeth Minium	328 The Royal Arch
Lara M. Minium	08/07/03	Joanne Nelson	640 St. Augustine Avenue
Denise Null Peterson	06/20/03	Betty Lou Null	246 Washington Street
<u>ALTERNATE ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
Amy Dunn-Ruiz	07/11/03	Fred Dunn-Ruiz	382 Hiram Road

## MINUTES OF THE BOARD OF DIRECTORS MEETING, OCTOBER 18, 2003

**1.0 Opening.** The meeting was called to order at 9:00. Present were Vice President Jack Fisher, Secretary Jacob Koff, Treasurer Barbara Monti, and Recreation Director at Large Bill Eckard, President Fred Dunn-Ruiz was unable to attend due to illness. Jack Fisher led the meeting. Some 30 members were also in attendance.

- a. Manager Alan Schattenburg gave invocation.
- b. Consideration of Late Additions to the Agenda: add 5f, Zoning issue; 4 a 8 c. Simas/Koff staking

**2.0 Consent Items.** minutes of September 20, 2003 accepted. September Financial Report accepted, with the question as to the Recreation expenses not reflected in the current bank balance, Barbara will check with bookkeeper Pat Herzog. The Alternate Associate candidate did not appear, so no acceptance.

**3.0 Manager's Report.** Alan Schattenburg. A. The F-600 Ford dump truck has a relatively new engine which has only 24,000 miles, new brakes were installed just before it was parked; for under \$2,500 it can have a rebuilt transmission & O ring for the fly wheel & tune-up. Alan recommends keeping the truck and having this work done. Approved. Greg Laskey will look into the possible acquisition of a street vacuum.

### **4.0 Unfinished Business**

#### a. Committee Reports

1. Back Gate. This is currently broken, possibly from someone riding it. Alan reports the gate installer and the power installer are each blaming the other for improper workmanship. CCOI, the power installer, will come out Wednesday to look at the situation; they want \$400 to repair. Payment for the completed gate of \$7K is to come out of castle funds, as a capital expense. Alan is to call the contractor's board to request that someone inspect the contractors' work, to determine responsibility.
2. Building – Bill Hardwick, not present. A. 246 Washington avenue, Null, retaining wall/deck, approved by committee, approved. B. 415 Joppa, Taylor, front porch replacement, approved by committee; approved. C. Knights Templar, Fitzpatrick, in back, they are changing the footprint by adding 5 feet; Alan is to send a letter to stop present construction, submit plans, etc. So moved, approved.
3. Bylaws – Bill Hardwick, not present. John Mancini returned his review; one last look is needed & word from President Fred Dunn-Ruiz before sending out for printing. The new Golf Cart Rule needs to be added to the existing R&P, perhaps a new printing is called for here, too.
4. Emergency – Greg Laskey. Alan is to see about the gas smell in the Social Hall, since it had been determined that the tank was not near empty, which is one potential cause for a gas smell. Re: fire hydrants, several new ones have been put in, several have disappeared, the size & location of hydrants is under question. Jack will meet Monday afternoon at 1:00 at Office with Bill Uber and Greg Laskey to discuss & resolve this subject. Yesterday Greg conducted a training session with Alan and the crew on the fire apparatus. Greg is working on getting a draft hose for the fire engine and fire pump. Greg will obtain cost figures & present them to the Board. Alan is to put a notice in the bulletin reminding us about fire awareness. Members are encouraged to have their chimneys inspected and cleaned, if necessary, and are reminded that they must have a mesh screen at the top of each fire chimney. The mesh openings must be no larger than 1/2-inch.
5. Long Range Planning – Chuck; not present.

6. Management Selection – Diana Cook had other commitment. Bill Uber reported they sent out applications; they will interview when applications return. The committee will narrow the group to 3-5, for final interview with the Board. Apartment use is an option. Notices about the job were sent to Masonic lodges in California.
7. Recreation; Bill Eckard. The tennis court is done in section 4. Tables and chairs for the Social Hall should be here within 3 weeks; 8 round tables, 30 chairs, racks included for both tables and chairs. Potluck is tonight, followed by the Town Hall meeting. Pumpkin Carving is Saturday October 25<sup>th</sup> at the Picnic Grounds, & Halloween Trick or Treat is Friday October 31<sup>st</sup>, with sign-up list in the Office. The Annual Holiday party is December 14<sup>th</sup>.
8. Staking; no staking reports were available in the directors' binders. A. Boaz, 192 St. Bernard, there exists a conflict of opinion re: location & concurrent financial responsibility of clump of trees. Mr. Boaz wants to meet with the staking committee. He wants the trees to be out before winter. B. Marshek, 610 Keystone Way, no info in binder. C. Simas/Koff staking; nothing has yet been approved because other allotments on St. Alban have not been staked. Members are encouraged to work out disagreements among themselves before the Board becomes involved.
9. Trees; the committee meeting minutes show approval for Pfaff request to trim. Alan is to ask the forester to inspect Nelson's and Almanza's requests to evaluate best course of action.
10. Vehicle, Greg Laskey, covered under previous discussion.
11. Waste Management, Bill Uber. The present status is continuing through November, in order to get winter figures for averages, so as to be able to negotiate for a lower flat rate.
12. Water, Bill Uber. \$783,768.05 has been spent through September, with rock for Cardiac Hill retaining wall included and Section 3 pipe included. Work is discontinued until spring, so the roads won't be mucked up for winter. Percentage of work completed to date is about 2/3 for water, the work thus far has also been including much drainage work. Rumors of the Board imposing an automatic assessment are silly. The Board **cannot** assess the membership. **Assessments require a vote of the membership.** The Board needs further information from Bill to make informed decisions as to the best plan going forward. Bill is to make a list of all that needs yet to be done in priority with an estimate of cost. Bill reported the storage tank for behind the Social Hall is ordered. Its cost is to be taken out of the Water Reserve fund. Tank site preparation work is done. The rock is partially in. Next week or so the tank is due. Cardiac Hill retaining wall replacement status is that an inspector is coming out Monday to view. Permits should be forthcoming soon.
13. Dam; Jack thanked Malcolm Kirby for the tremendous effort he has put into his research on the dam issue. Malcolm's research has resulted in a printed report entitled "A Water Supply Facility At Paradise Park On The San Lorenzo River." Jack facetiously suggested a more apt title would be "Dam It." Malcolm is ready to begin negotiations with the pertinent agencies. He believes he is still within a realistic time frame for having a dam for next summer.

b. Treasurer's Report, Barbara Monti. The new pickup is used only for PPMC activities, not for the Manager's personal tasks. \$752,958.85 of castle sale proceeds has been used. Bookkeeper Pat Herzog found that the County Assessor may have mistakenly overcharged \$179 per member. The correct charge should be \$179 for the entire PPMC. At this point, Barbara read the following information: I would like to respond publicly, while not mentioning names (because of confidentiality) to a letter received regarding delinquent TADs. We do keep those names confidential, and we will continue to do so. However, this person wrote they were in the midst of making payment arrangements with the interim manager when I asked the interim manager to resign. It saddens me to hear such rumors being spread. This is a totally inaccurate item. The interim manager decided to resign. I never asked the interim manager to resign. I furthermore do not have that ability. If this rumor is still going around, let's put it to rest for good. Anytime anyone hears a rumor, please go to the person it is about and ask. This kind of irresponsible gossiping needs to stop.

c. Trespassers at King Solomon extension. This trail is frequently used by people as access to the River. It is posted as Private Property. Alan said a suggestion has been made that a security fence/gate be installed at the narrow steep location of the trail. \$1600 is quoted as material cost. Alan will explore to see what kind of fence/gate available and the charges. The Board will wait for a report from Alan.

d. Entrance Playground Area. Alan will investigate installing a sprinkler system. Meanwhile the crew will water on a regular basis & seed the area. People are parking half on the lawn/half on the road, which further damages the area. Jacob suggested we put a note in the bulletin to solicit member comments about a return to using bumper stickers for identification of PPMC members.

e. Picnic Ground Concerns. These have been taken care of.

f. Water Runoff Control – King Solomon extension. No solution is seen at present.

## 5.0 New Business

a. Extended guest situation. This was handled in Executive Session.

b. Suggested Solutions to Sales Agreements with Ineligible People. The Board hasn't yet received a response from the Bylaws Committee on this item.

- c. Lake Keystone. A cold patch blacktop would help; Alan intends to do these patches before the rains come. Alan is to notify the members. Alan said he already notified them verbally.
- d. Green Waste Staging Area – York Avenue. Alan suggested a concrete pickup pad is not needed with the Park's tractor with fork. Regular pickups with the tractor with fork should address the expressed concerns.
- e. Rezoning information from Planning Department. This recommended that our part of the county be rezoned back to SU (Special Use), and our PUD (Planned Unit Development) is still in effect, as is the Riparian corridor parameters.

#### 6.0 Correspondence

- (a) Member Change-none
- (b) Associate Member to Member Change-none
- (c) Member to Associate Member Change-none
- (d) Associate Member Change-none
- (e) Alternate Associate-none
- (f) Members Pending (see attached listing).
- (g) Current Tree Log (see attached listing).
- (h) CD Renewal Notice, 9/12/03.
- (i) Incident Report, 9/121-26/03, severely pruned hedge, Section 1.
- (j) Incident Report, 9/21/03, cat stalking birds, Section 6.
- (k) Incident Report, 9/22/03, excessive watering, Section 3.
- (l) Planning Commission notice, 9/24/03, proposed Zoning change.
- (m) Incident Report, 9/23/03, dog deposit in driveway, Section 1.
- (n) Planning Department, 9/26/03, 697 St. Johns Avenue, no inspections.
- (o) Incident Report, 9/26/03, illicit removal of firewood, Section 3.
- (p) Incident Report, 9/27/03, bicycle/other property stolen, Section 2.
- (q) Incident Report, 9/27/03, electric scooter & new generator stolen, Section 2.

Several burglaries have been noted in the park.

#### 7.0 Correspondence

- (a) 8/20/03 letter to PP Office from member, street drain covers, Section 1.
- (b) 9/10/03 letter to BOD from member, Eagle Creek concern, Section 4.
- (c) 9/13/03 letter to BOD/Granite Construction, allotment concerns, Section 2.
- (d) 9/19/03 email to F. Dunn-Ruiz from member, TAD's payments, Section 2.
- (e) 9/23/03 letter to member from manager, tree request results, Section 6.
- (f) 9/23/03 letter to member from manager, tree request results, Section 6.
- (g) 9/23/03 letter to member from manager, tree request results, Section 3.
- (h) 9/23/03 letter to BOD from member, resignation from Safety Cmt.
- (i) 9/24/03 letter to member from manager, tree request results, Section 6.
- (j) 9/24/03 letter to member from manager, tree request results, Section 4.
- (k) 9/24/03 letter to member from manager, water use caution, Section 2.
- (l) 9/30/03 letter to member from manager, parked car caution, Section 4.
- (m) 10/1/03 letter to J. McHugh from BOD president, demand for payment.
- (n) 10/1/03 letter to member from manager, building plan request results, Section 3.
- (o) 9/29/03 letter to BOD from member, accounting concern, Section 2.
- (p) 10/3/03 letter to member from manager, justification of foliage trim, Section 1.
- (q) 10/3/03 letter to BOD from member, request to join Tree Committee. Alan is to write a letter thanking & accepting offer, and advise Tree Committee.
- (r) 10/6/03 letter to member from manager, neighbor concern of yard contents, Section 6.
- (s) 10/6/03 letter to member from manager, tree request results, Section 6.
- (t) 10/6/03 letter to member from manager, Eagle Creek inspection report, Section 4. Action will be taken in due course; it was concluded there is no immediate need.
- (u) 10/7/03 letter to member from manager, loose cats and dog, extended guests status, Section 6.
- (v) 10/7/03 letter to member from manager, tree request results, Section 4.
- (w) 10/7/03 letter to member from manager, tree request results, Section 6.
- (x) 10/8/03 letter to member from manager, need for extended guest privilege, Section 6.
- (y) 10/8/03 letter to member from manager, excessive mail forwarding, Section 1.

The Board requests if anyone sees domestic dogs/cats off leash, please report to the Office on an Incident Report so the Board has written information on which to take action.

Adjourned 11:30a.m.

## MEMBER IMPROVEMENTS FOR SALE...

Member's improvements offered for sale as of October 24, 2003. 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 allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1			
462 York Ave.	Patricia Herzog 458-9841	\$178,000  MAKE OFFER	Lovely newer home. Sunny lot w/bright interior. Tastefully decorated, 2 BR, 2 BA, 1,100 sq. ft; fully insulated w/forced air furnace plus gas log stove, Jennair range; island in kitchen; full attic, walk-in closet in MB, 1 car garage; large deck and side brick patio. Includes all appliances and some furniture.
SECTION 2			
362 Eastern Star	Norene S. Hansen Call Alcinda for appt. 831/425-2842	\$187,000	Private/sunny location, 2BR, 1BA, >1,917 sq ft improvements; basement/utility rm w/washer & dryer; 120 sq ft garage & lg deck; new 30yr roof in 2002, new Hot Springs spa/hot tub, remod. Interior incl carpet & ceramic tile; auto-sprinkler system, veg. Garden & fish pond, generator inc. View online at <a href="http://64.166.244.241">http://64.166.244.241</a>
364 Eastern Star	Jeanne Jelcick 831/426-7666 Call for Appt./Info.	\$195,000	Cute little 4BR + sleeping loft or 2BR + office + den. Upgraded septic & electric. Modern kitchen, stack washer/dryer. Good sun & great privacy w/huge beautifully landscaped allotment.
269 Keystone Way	Robert/Diane Cummings  Appt. for Showing Tony Averill 831/426-0203	\$367,000	2 BR, 2 BA, 1580 sq. ft. improvement, 20x13' master BR, 21x16' living room w/hardwood floors, pellet stove mantel, wall partition aquarium, lg kitchen w/dining area, family room w/beamed ceiling & wet bar, full burglar alarm system, forced air heating, 2 lg window boxes w/seating area, 4 new skylights, 2-car attached garage, new 40-yr roof, full house generator, new electric panel box, patio deck, hot tub slab wired for 220V, some appliances & window coverings included.
SECTION 3			
226 Acacia Lane	Alcinda Walters 831/425-2842	\$229,000	2BA, 3BD, 4,429 sq ft allotment, 1,600 sq ft improvements, 2 story w/view of river & forest, lots of storage, remodeled LR & Dining area, new ext. paint, rebuilt deck w/3 season rm, new 40 gal water heater, new septic, propane appliances, forced air heat, move-in condition.
SECTION 4			
678 St. Paul Street	C. Sonnichsen Deke Sonnichsen 650/326-7679	\$65,000 SALE PENDING	Cabin on Eagle Creek, 3 BR, 2 BA, large kitchen and large living room, dining area, electric floor heating. Appliances included: Refrigerator, gas range, and turkey roaster. Furnishings include Beds, chairs, and sofas.
SECTION 6			
114 Keystone Way	Myron Kegebein 831/425-5144	\$182,500 \$3,000 under appraisal	On San Lorenzo River high above flood; near park entrance; sunny allotment; new 53000 mahogany deck on front; attractive gazebo overlooking river; 2 BR 1 BA; laundry rm; new fridge, dishwasher; stone fireplace; double windows throughout; easy maintenance.
115 Keystone Way	L. Avery For appt. call Mel Avery 831/471-0821	\$179,000	Spacious Ranch Style Home; lg 14' X 24' Lv. Rm. W/open beam ceiling, brick fireplace & picture windows; upgraded bathroom; carport, workshop/shed & finished room; redwood deck & surrounding concrete walkway; AS IS; refrigerator, stove, washer/dryer included.
120 Keystone Way	Gordon Crafts 423-3228	\$350,000	Large 2 BR, 1 1/2 BA, location in front of Park, unhindered view of river and forest, improvement approx. 1,600 sq. ft., central gas heating, two phone lines, new roof, storage shed in carport, in and out driveway, ample parking. Room for expansion. Furnishings include: I MAC computer and desk
146 St. Alban St.	Larry N. Gilliland 831/423-5634 831/234-3129	\$300,000	2 BA, 2 BR, 1400 sq ft living + 480 sq ft 2-car garage on Keystone Way; just painted; lg deck in back, deck in front; storage shed; lg kitchen & all appliances; central heat & lg propane free-standing stove in living rm; new hot water heater.
170 St. Bernard St.	Hazel Kindwall Carolyn Unger 458-3086	\$195,000	Sunny lot, 2 BR, 1 1/2 BA, new double pane windows, 1 <sup>st</sup> floor laundry room 1/2 BA, workshop garage, guest cottage, 2 <sup>nd</sup> floor 2 BR, BA, den, eat in kitchen, living dining rm, pantry, office alcove, newer dbl wide frige, W&D & stove + most furniture.
189 St. Bernard St.	Miriam Kourik 831/426-8224	\$235,000	Split level home, 2 BR, 1 1/2 BA, new septic tank, new roof; sunny with nice yard; allotment located in front of the Park.
191 St. Bernard St.	Malcolm Kirby 831/460-0544	\$499,000	3 BR, 2 1/2 BA, 2 studios, recreation rm w/separate kitchenette, 2 story, modern 2200 sq ft, very sunny, vaulted living rm, wonderful outdoor living on 350 sq ft deck overlooks river & open space, beautiful rock fireplace, modern kitchen, air conditioning in Lv/Dn/KI; lg workshop, remodeled baths, fully wired, attached 2-car garage, ideal for extended family.
194 St. Bernard St.	Mendell Roberts Call D. Schmidt 458-0663	\$149,500	PRICED TO SELL! 2 BA, 2 BR, main living = 1,170 sq ft, lower level/storage = 1,170 sq ft, double car detached garage = 396 sq ft, wonderful sunny location, w/view of river, abounds w/wildlife, on a cul de sac, lower part of house has rooms w/great possibilities, such as workpace & storage; range, washer & dryer, some furnishings may go with sale.