

PARADISE PARK MASONIC CLUB BULLETIN BOARD

AUGUST 2005



The 2005-2006 Board and Manager from left to right: Bill Eckard (Recreation), Frank Haswell (President), Joanne Nelson (Secretary), Bill Lind (V.P.), Allan Mellikian (Treasurer), Manager Bob Koger. *Photo by Myron Coleman*

Frankly Speaking

Saturday was an extremely active day in the Park. We started early with the new Board of Directors holding an open meeting in the Fire House and then reconvening in a closed session to review progress of our legal issues. Your new Board is reviewing the Water Project, progress on the Dam and looking to communicate with you on the progress we continue to make.

Meanwhile, and most importantly, we were preparing the Park for the visitation of the Grand Master and the Most Worthy Matron of the State of California in our Picnic Grounds. We had over 300 participants from young Rainbow Girls up to visitors from the retirement home in Union City. Yes, Virgil Land came down, visited his allotment, enjoyed the picnic and I had the opportunity to relive several of our contacts between our families. A special thanks to Ray Hoffman and everyone who worked so hard to make this event a success. If you didn't get a chance to see Don Moore's

clock you missed a real piece of art which was presented to Grand Master. The food was excellent and everyone who visited seemed to really enjoy their time in the Park. Bob Koger and his staff really had the park shining for this special event. The sense of community, the fellowship and the pure enjoyment of the afternoon is what we want everyday to be like in Paradise Park.

Activities are ramping up for the summer: more youngsters will be in the Park, the Recreation Committee is preparing special events from the "Quacker Regatta" to the golf and tennis tournaments, from the section parties to bridge tournaments, from cribbage to bocce ball and horseshoe tournaments. Take a turn on the green swings when you have some spare time. There is something for everyone, so find something you enjoy and participate.

Frank Haswell, President of the Board

IMPORTANT INFORMATION FROM THE BOARD

RESULTS OF JULY 2, 2005 BALLOTING:

Candidates for Director:

Bill Lind	244	3-year term		<u>FOR</u>	<u>AGAINST</u>	
Joanne Nelson	160	3-year term	Amendment #1	212	59	passed
Allan Mellikian	148	1-year term	Amendment #2	227	30	passed
Perry Olsen	116		Assessment	105	176	failed
Tripura Anand	106		Disbursement	148	111	not applicable

SPECIAL NOTICE: INCREASED WATER COSTS & USAGE: Both our consumption and our costs have increased over the last Year. Our percentage cost increase is a staggering 65% in only one year.

	June 2004	June 2005
Consumption	2,663 CCF	2,807 CCF
Cost	\$6,511.07	\$10,798.64
Cost per CCF	\$2.29	\$3.52

We need your help. We have not yet reached our peak period of August and September. If you have automatic sprinkler systems, PLEASE REDUCE your timers to every other day. We do not want to have to impose mandatory conservation programs and we hope that you can assist us by making it voluntary.

Thank you in advance for your cooperation.

AGENDA ITEMS DUE 10 DAYS BEFORE BOARD MEETING: All items from the Membership must be submitted to the President of the Board or the Office at least 10 days before the scheduled board meeting. At the meeting, late additions to the agenda are restricted to Board Members only.

LITIGATION UPDATE: Simas VS PPMC, et.al. On Saturday, July 16th in executive session, the BOD met with the attorney, Tim Halloran who represents the Park. He brought the BOD up to date as to the status of the case. The status of the case is that discovery is continuing, mandatory mediation is to take place and the case is scheduled for a Case Management Conference on August 15, 2005, in Department 9.

CONFLICT RESOLUTION: The Board is considering adopting a procedure for Members to handle neighbor-to-neighbor disputes. Please see the proposal elsewhere in this Bulletin.

DAM FUND NEEDS DONATIONS: The Board has accepted a proposal to file a writ of mandate that our dam is legally exempt for CEQA requirements so as to avoid the need for an environmental impact study. The estimated cost of this is \$10-11 thousand dollars. It was proposed these funds be raise through donations. So far \$5,000 has been pledged. Please send your check made payable to PPMC Dam Fund to the Park office.

PPMC WEBSITE: You may visit the official website sponsored by the Board of Directors. Its address is www.paradiseparkmasonicclub.org. If you are interested in getting your bulletin from this website instead of having one mailed to you, call the Office and let them know.

AN IMPROVED PROCESS FOR PPMC DISPUTE RESOLUTION

The Board is considering adopting this new process. Your input will be helpful. Please forward your ideas to the President of the Board.

The present process for PPMC dispute resolution follows these three steps:

The Member having a dispute talks and writes to:

1. Neighbor
2. Manager
3. Board of Directors

At any step if the parties agree, the dispute is resolved. Otherwise it goes to the next step.

Advantages:

- Two levels of resolution are available which appears easy and fast to resolve dispute.

Disadvantages:

- Only the Manager and BOD are available to resolve disputes.
- No involvement of other Park members to resolve dispute.
- Greatly adds to the workload of the Manager and BOD trying to solve member disputes. Decreases time for general running of the Park for the Membership.
- Member has no alternative for dispute resolution recognized or endorsed by BOD or Park Members.
- Member may be dissatisfied with resolution and agitate other Members; or may resort to litigation. Both reduce our quality of life.

An improved process for PPMC dispute resolution might follow these steps:

The Member having a dispute talks and writes to:

1. Neighbor
2. Manager
3. Internal Masonic Mediation
4. Board of Directors or Civil Complaint
5. External Civil Mediation or Civil Complaint
6. (Almost last resort) Nonbinding arbitration or Civil Complaint
7. (Last resort) Binding Arbitration (Endorsed) or Litigation (Definitely not endorsed)

Using a civil complaint (similar to a traffic ticket), the Member *signs a complaint* directly through county agency like Sheriff (noise, liquor, speeding, ...), Animal Control (dogs, cats, animals), etc. *Both* parties appear in court where a judge rules on the complaint rather than the Park. The civil complaint choice can be used at any level after internal Masonic mediation.

Advantages:

- Several additional levels of resolution are available to resolve dispute.
- Other Park members are available to resolve dispute through internal Masonic Mediation.
- Greatly reduces the workload of the Manager and BOD; they can spend most of their time on the general running of the Park for the Membership.
- Member has alternatives for internal and external dispute resolution recognized and / or endorsed by BOD and Park Members.
- When internal alternatives are exhausted, Member resorts to external alternatives that are totally removed from the Park. This could enhance our quality of life within the Park.

Disadvantages:

- Several levels of resolution may take longer to resolve dispute.
- Civil complaints would require the sheriff, animal control, and other county agencies to come within Park which has been discouraged in the past. But if this resolves disputes and our quality of life is improved, the Park may wish to endorse this alternative method of dispute resolution.

SAVE THE DAM



**Make a cash donation to
“The Dam Legal Fund”
Send checks to the office**

We have a good chance to get our dam back!

The Dam Committee

VOLUNTEERS NEEDED

COMMITTEES CAN USE YOU: If you are interested in serving on any of the PPMC committees, please contact the Park office or President of the Board.

STREAMBED MAINTENANCE COMMITTEE: This committee is given the task of working with various governmental agencies to allow PPMC to work on the river so as to avoid future erosion and flooding. Bill Gibson has agreed to act as temporary chairperson until the committee is up and running. Contact Bill Gibson at 426-7370 or the Park office.

FOR INDUSTRIAL SAFETY COMMITTEE: It is the policy of Paradise Park to maintain a safe and healthful work environment for each employee (including contractors and sub-contractors), and to comply with all applicable occupational health and safety regulations. Our insurance carriers have developed a program and we need you to volunteer to help implement it. Contact Fred Dunn-Ruiz or President of the Board.

TO MAKE BAT BOXES: Bob Koger is trying to attack our mosquito problem with bats. The bats already live in the Park, but if we provide them with a home in areas where mosquitoes are known to be, we may be able minimize the problem. If you have carpentry skills and would like to help, plans are available on the table in the office lobby. Contact Bob Koger.

BOARD OF DIRECTORS and OFFICE STAFF

President: Frank Haswell
Home Phone: 925/552-7095
Business Phone: 925/837-3320
Park Phone: 831/454-9105
Email: tennistime@prodigy.net

Vice President: Bill Lind
Phone: 831/429-6735
Email: billannalind@earthlink.net

Secretary: Joanne Nelson
Phone: 831/426-1505
Email: jcnelson@uscs.edu

Treasurer: Allan Melikian
Phone: 831/460-9860
Email: allangigi@aol.com

Recreation: Bill Eckard
Phone: 831/458-2070
Email:

Park Manager: Bob Koger
Office Phone: 831/423-1530
Cell Phone: 831/345-0879
Email: manager_ppmc@sbcglobal.net

Park Secretary, Bookkeeper
Office Phone: 831/423-1530
Email: secretary_ppmc@sbcglobal.net
bookkeeper_ppmc@sbcglobal.net

BOARD MEETING DATES

9:00 A.M., EVERY THIRD SATURDAY OF THE MONTH

AUGUST 20, 2005
SEPTEMBER 17, 2005
OCTOBER 15, 2005
NOVEMBER 19, 2005
DECEMBER 17, 2005
JANUARY 21, 2006
FEBRUARY 18, 2006
MARCH 18, 2006
MAY 20, 2006
JUNE 17, 2006

06/31/06 ANNUAL MEETING 7:00 P.M.

MEMORIAL FUND COMMITTEE

WE WELCOME SUGGESTIONS FOR MEMORIALS

DONATIONS ACCEPTED AT THE PARK OFFICE

MAKE CHECKS TO MEMORIAL FUND.

WILMA VINSON, PHYLLIS GREEN,
BETTY GLADDING AND ALDA HOUCHIN

Out and about . . .

Here I am back at the other end of the racket again! This year I'll be your Director at Large. One of my responsibilities will be the Recreation for the Park. I want to tell you that, with or without the Flea Market and the finances they generated in the past, your Recreation programs will be maintained and they will happen. All the programs are dependent on volunteers. We need your assistance not only to plan but also to help run them.

Lois Hardy reports that all of the wienie roasts have sponsors. This a first, folks. A tip of the hat to all who volunteered. They are every Saturday at the picnic grounds, with a social at 5:30 and the invocation and eating at 6:00. Bring a dish to share, your place-setting and smile. We have horseshoes, bocce ball, basketball and swings etc. for your pleasure.

The Golf Tournament is scheduled for Friday August 26th. Please sign up in the office or call the tournament director, Craig Little at 423-7715 for details and assistance.

Don't forget your Section Party, Saturday night, Aug. 27th; please see your Section Party Planner for details.

The Ducks will be running Aug. 28th at the Main Beach at 11:00. This will be followed by a Dunk the Director/Parent/Child. We'll dunk anyone this year. All proceeds from these events support your Recreation programs. Without the Flea Market as it was, we need all the support we can get. Come and bring your \$\$\$\$.

Labor Day events are up and running, please see posters for details and times. We need help in running (cooks and sales) the concession tent at the Section Four tennis court. Possibly the various programs that are supported by the Recreation budget could each take a shift of cooking and selling?? Please see Karen in the park office to sign up. We'll be open from 8:30 until 2:00 Saturday and Sunday.

We'd like to offer a bocce tournament but we're in need of a chairperson to get it up and running. I don't know anything about it, but we could run it over two/three weekends if necessary with the championship on Labor Day etc.?? Help is being requested!!

We made it through the Fourth of July activities! I'd to thank all who helped for their support and help, especially Kent Greich who came all the way from Escalon to assist. Kent was the one who flipped all of the hamburgers, made the popcorn, helped set up and did any and all jobs that needed to be done. He was there from 8:00 until after 3:00. Hashem you'd be very proud of him.

I'd like to say again "Thank-you" to those that are giving me the support to undertake these programs. Your assurance and guidance is greatly appreciated.

Your Recreation Committee meets the Saturday of the Board Meetings at 3:00 in the small social hall. Please come and join us, or leave a note if you have suggestions/questions with Karen in the office.

Your continued liaison for food, fun, frolic and fellowship, *Bill Eckard* (458-2070)

WIENIE ROAST REPORTS

Attention Community Gardeners (and future gardeners):

Please come to the Wienie Roast and Potluck dinner on Saturday, August 13th for a meeting to discuss our dreams, challenges and successes. Bring your ideas and a dish made with our bountiful produce!

Please check the plot plan posted at the garden for correctness and some proposed guidelines for discussion at the meeting.


Looking forward to seeing you all!
Happy Gardening! *Diane Brown*

IN MEMORIAM

Edith Mette 4/3/05



Paradise Park Masonic Club 2 Big Days Yard Sale



**Saturday & Sunday
July 30th & 31st 2005**

9AM to 3PM Both Days

Masonic Community and

Friends are Invited



Pick up Directions Flyer on July 29 or

30th for the Homes that are having a

Yard Sale at: **Paradise Park Office** or

106 Keystone Way or

345 Royal Arch

For further Info Call: Ray 426-2819

or Yvonne 427-2346



UP COMING EVENTS

EMERGENCY SIREN TESTS

AT 1:00 P.M.
ON BOARD MEETING SATURDAYS

TUESDAY COFFEE

EVERY TUESDAY
SMALL SOCIAL HALL, 9:00 A.M. – 11:00 A.M.

OPEN TO EVERYONE IN PPMC
COME JOIN THE FELLOWSHIP

WIENIE ROAST POTLUCKS



EVERY SATURDAY
IN THE PICNIC GROUND
SOCIAL 5:30 INVOCATION 6:00
BRING YUR OWN MEAT TO BBQ
AND A DISH TO SHARE

KNITTIN' KITTENS LADIES' CANASTA

First Monday Each Month
Social Hall, 11:30 A.M.

Monday, August 1, 2005
*Monday, September 12, 2005

Sponsored by Pat Rundell

* Note this is second Monday, due to Labor Day

BINGO

THIRD WEDNESDAY EACH MONTH
SOCIAL HALL, 6:30 P.M.

WEDNESDAY, AUGUST 17, 2005
WEDNESDAY, SEPTEMBER 21, 2005

SECTION PARTIES

August 27, 2005

Section 1 Host: Tami Macdonald
Section 2 Host: Volunteer Needed
Section 3 Host: Sharon Naraghi
Section 4 Host: Karla James
Section 6 Host: Don Schmidt

Look for flyer from your host

Annual Golf Tournament

FRIDAY, AUGUST 26TH 9:00 A.M.
\$20.00

Call Craig Little for Information
& Reservations at 831/423-7715.

MASONIC OUTREACH

THIRD THURSDAY OF EACH MONTH
SMALL SOCIAL HALL, 10:00 A.M. – NOON

THURSDAY, AUGUST 18, 2005

COME MEET THE REPRESENTATIVE
MARY JANE HODGES

2005 SUMMER SCHEDULE

MAY 5 – SEPT 29 SOCIAL HALL 420-
1008

SIMPLY YOGA

Everyone Welcome
No experience needed

EVERY FRIDAY, 10:00 AM-11:30 AM

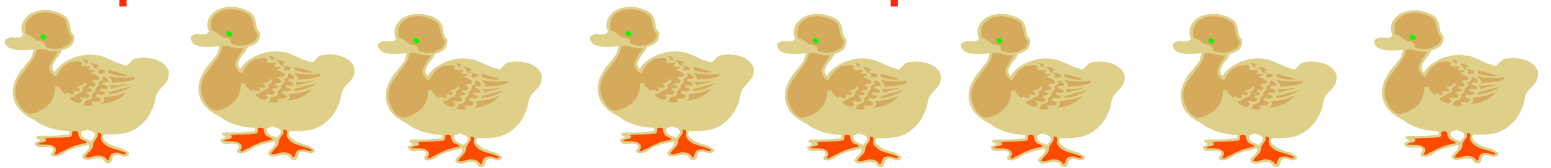
July brings some pleasant familiar faces as well as some delightful new visitors. We filled the Small Social Hall to capacity. Mats are scarce, so please reminder to consider bringing a blanket or mat for extra comfort. Please arrive early, wear comfortable and warm clothing and have an empty stomach.



Annual Quacker Regatta

**Sunday, August 28, 2005
Middle Beach at 11:00 AM**

**Buy your Ducks at the Park Office
\$5 donation Per Duck - \$12 for 3 Ducks**



Crossing Finish Line Prizes

- 1st Place wins \$100
- 2nd Place wins \$75
- 3rd Place wins \$50
- 4th Place wins Trophy



Dunk a Director

If you've ever wanted to Dunk a Director or Manager, this will be your opportunity!!



Volunteers are Needed for the concession stand, "herding" the duckies, and etc. Call Bill Eckard @ 458-2070 or Cal Crawford @ 425-5638 or Bill Uber @ 425-0614

Annual Labor Day Celebration



Saturday, September 3, 2005 Events

Tennis Tournaments - Section 4 Tennis Court

Junior's - Draw at 8:45AM

Senior's Draw - at 9:45AM

Participants must check in before Draw



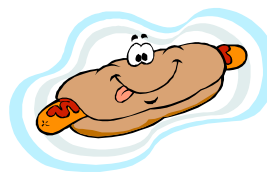
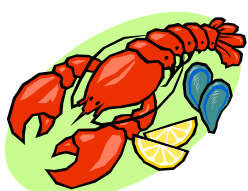
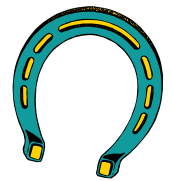
Shuffleboard Tournament - 10AM Keystone Way/Royal Arch

Ping Pong Tournament - 10AM Social Hall

Horseshoe Tournament - 12 Noon Covered Bridge

Auction & Dinner - Picnic Grounds - See Separate Flyer

Labor Day Celebration Dance - 7-10PM Picnic Grounds



Sunday, September 4, 2005 Events

Senior Tennis Tournament Finals - 9AM Section 4 Tennis Court

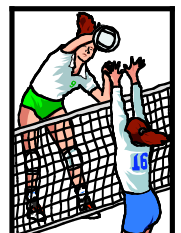
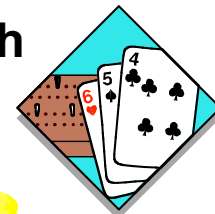
Cribbage Tournament - 10AM Social Hall

Volleyball Tournament - After Tennis Finals 1PM? Ball Field

Kid's Sand Castle Tournament - 2PM Middle Beach

Kid's Mud Ball Tournament - 2PM Middle Beach

Ice Cream Eating Contest - 2PM Middle Beach



Concession Stand Help Needed

Call Park Office 423-1530 or Bill Eckard 458-1530

AUCTION

LABOR DAY WEEKEND

Dear Member of Paradise Park,

As a fundraiser for both the Almoner's Fund and Recreation Fund, we are going to have an auction on the Saturday of the Labor Day weekend. In order to make this a success, your help is needed. We would like you and your family to contribute things to be auctioned.

If you are an artisan or craftsman, please donate a piece of your work.

If you have access to commercial products or services, please donate any of those.

If you have a condo, cabin or vacation house, please donate a weekend's use.

If you have friends or acquaintances with skills or products, you could ask them to donate.

If you have a special skill, please donate some hours towards a project. Sample projects include:

- putting on a banquet for 8 persons at their home
- giving hours of labor to repair or clean car
- giving hours of labor to repair, paint or clean a house
- giving hours of labor to clean a yard or roof

Also, you can sign up to solicit local merchants for donations. Please do sign up before soliciting, as we don't want to duplicate requests to merchants.

Please notify Fred Dunn-Ruiz as to what you will be donating as soon as possible. We can accept goods up until the last minute, but would like to have as many as possible by August 27th. If you have any questions about what to do, please call Fred Dunn-Ruiz at 831/426-6472 or Jim Clark at 559/977-0190.

Thank you for your support with this event for the benefit of Paradise Park.

IDEAS OF GOODS AND SERVICES TO SOLICIT:

All businesses: Merchandise, service or gift certificate

Restaurants: Dinner, lunch or breakfast for 2 persons

Service Station: 10 gallons of gas, lube and oil

Entertainments: Tickets to movies or events

Golf Courses: Green fees, lesson

PREVIEW & SILENT AUCTION 1ST ROUND:

To be announced

SILENT AUCTION CONTINUED:

Saturday, September 3rd, 3 pm – 7 pm at Picnic Grounds in conjunction with the Lobster/Steak dinner

LIVE AUCTION:

5 pm – 6 pm at Picnic Grounds—Bring your checkbook!

FOLLOWED BY:

Dinner at 6:00 pm (please make reservations at the Office) and
Dance at 7:00 pm at Picnic Grounds

LABOR DAY WEEKEND DINNER AND AUCTION

PICNIC GROUNDS
SATURDAY, SEPTEMBER 3, 2005
DINNER RESERVATIONS REQUIRED

SILENT AUCTION

3:00 PM – 7:00 PM

SOCIAL HOUR:

4:30 PM

BYOB

LIVE AUCTION

5:00 PM – 6:00 PM

DINNER

6:00 PM

All plates and service will be provided.

BYOB

MENU

Lobster, mussels and clams, corn, coleslaw, dessert	\$20.00/person
Steak, mussels and clams, corn, coleslaw, salad, dessert	\$15.00/person
Hotdog, soda, chips, dessert	\$5.00/person

RESERVATIONS

August 31st for LOBSTER

We do not want turn anyone away;
so even after the 31st, we will try to accommodate everyone.

DANCE

7:00 PM – 10:00 PM

CUT HERE AND RETURN TO OFFICE WITH YOUR PAYMENT

Name: _____ Allotment Number _____

Number of LOBSTER dinners: _____ at \$20.00 each \$ _____

Number of STEAK dinners _____ at \$15.00 each \$ _____

Number of hotdog dinners _____ at \$5.00 each \$ _____

Total paid \$ _____

PARADISE PARK QUILTERS' FOURTH ANNUAL QUILT RAFFLE - 2005

TO BENEFIT THE PARADISE PARK MEN'S CLUB **ALMONER'S FUND**

**96" X 82" MACHINE-PIECED HAND AND MACHINE-QUILTED
(ON DISPLAY IN THE OFFICE)**



(PHOTO BY MYRON COLEMAN)

SUGGESTED DONATIONS:

\$5 / TICKET OR \$20 / 5 TICKETS

PLEASE MAKE CHECKS PAYABLE TO: "*PPMC ALMONER'S FUND*"

**TICKETS ARE CURRENTLY BEING SOLD AT THE OFFICE,
AND DURING THE LABOR DAY WEEKEND, DOWN BY THE MIDDLE BEACH**

**RAFFLE DRAWING WILL BE HELD ON
SUNDAY, SEPTEMBER 4, 2005
AT MIDDLE BEACH**

PARADISE PARK CALENDAR OF EVENTS

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
July 2005			
30-Sat.	Traveling Yard Sale 9-3 pm	Parkwide	R. Hoffman/Y. Jones
31-Sun.	Traveling Yard Sale 9-3 pm	Parkwide	R. Hoffman/Y. Jones
31-Sun.	Yard Sale Success Gathering 5 pm	Large Social Hall	R. Hoffman/Y. Jones
August 2005			
1-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
2-Tue.	Coffee 9-11am	Small Social Hall	My. Coleman
3-Wed.	Men's Club - Dark until October		
5-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
6-Sat.	Family Reunion 12 - 7pm	Picnic Grounds	M. Wells
6-Sat.	Hotdog Potluck 5:30 pm	Picnic Grounds	R & H Rundell
7-Sun.	Family Birthday Party 9am - 6pm	Social Hall	J. Morgan
9-Tue.	Coffee 9-11am	Small Social Hall	My. Coleman
12-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
13-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
13-Sat.-14-Sun.	Job's Daughters Overnight	Large Social Hall	D. Macdonald
13-Sat.	Hotdog Potluck 5:30 pm	Picnic Grounds	D & T Brown
16-Tue.	Coffee 9-11am	Small Social Hall	My. Coleman
17-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
18-Thu.	Masonic Outreach 10am	Small Social Hall	Masonic Home/B Uber
19-Fri.	ERT Committee Mtg. 9am	Conference Room	T. Keller
19-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
20-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Haswell
20-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
20-Sat.	Potluck 5:30	Picnic Grounds	Lovelace/Coker
21-Sun.	Santa Cruz Shrine 8am - 6pm	Picnic Grounds	C. Christenson
21-Sun.	Quacker Regatta 11:00 am	Middle Beach	C. Crawford
23-Tue.	Coffee 9-11am	Small Social Hall	My. Coleman
26-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
26-Fri.	Golf Tournament	Spring Hills?	C. Little
27-Sat.-28-Sun.	Job's Daughters Overnight	Large Social Hall	S. Reddick
27-Sat.	Section Parties	various	various
30-Tue.	Coffee 9-11am	Small Social Hall	My. Coleman
September 2005			
2-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
3-Sat.	Labor Day Activities	various	various
3-Sat.	Auction 3-7 pm	Picnic Grounds	F. Dunn-Ruiz
3-Sat.	Lobster/Steak/Hotdog Feed 6 pm	Picnic Grounds	J. Clark
3-Sat.	Dance 7-10 pm	Picnic Grounds	F. Dunn-Ruiz
4-Sun.	Labor Day Activities	various	various
5-Mon.	LABOR DAY - OFFICE CLOSED		
6-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
7-Wed.	Men's Club - Dark until October?	Small Social Hall	R. Hoffman
9-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
10-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
10-Sat.	Hotdog Potluck	Picnic Grounds	B & M Hupp
12-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
13-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
15-Thu.	Masonic Outreach, 10am-12pm	Small Social Hall	Masonic Home/B Uber
16-Fri.	ERT Committee Mtg. 9am	Conference Room	T. Keller
16-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
17-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Haswell
17-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
17-Sat.	Hotdog Potluck 5:30 pm	Picnic Grounds	Wells/Hendershots
20-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds
21-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
23-Fri.	Simply Yoga 10-11:30 am	Small Social Hall	T. Anand
24-Sat.	Family Gathering/Bocci Tournament	Picnic Grounds/Bocci Cts.	K. Eneboe
24-Sat.	Hotdog Potluck 5:30 pm	Picnic Grounds	Host Needed
27-Tue.	Coffee 9-11am	Small Social Hall	C. Reynolds

- - LETTERS FROM THE MEMBERSHIP - -

Your Letters From the Membership and articles of interest to the membership are welcomed for publication. Deadline for submitting articles is the Monday following the Board meeting. Submit articles to F. Dunn-Ruiz, 606 Paradise Park or dunnruiz@hotmail.com in Microsoft Word format. Letters to the Editor must be limited to 150 words (longer letters are subject to cutting), contain no negative reference to individuals and be accurate regarding legal or procedural issues – omitting hearsay and gossip.

Warm thanks to all Members who supported my candidacy by either signing my petition to run and/or casted a vote for me in the last election. Hearty Congratulations to the newly elected Board Members. --- *Tripura Anand*

I am due an apology for a slanderous assertion.

A couple of people misrepresented or invented factual matters, and attacked me and George Saam personally. Called us names behind our backs. Attacked me in print.

They asserted that I falsified an engineer's drawing and then obtained a hold harmless agreement to shield me from being sued. How vicious can you be? Here is the truth.

During the final editing of the contract, the subject of liability arose. Todd Lindquist, a construction project manager, was our consultant. He said most contracts include a clause to hold the designers harmless, and he provided some references to standard language. He explained that underground conditions are hidden, and although contractors are accustomed to unexpected conditions, these could result in injury or extra costs. An injured workman might say that I should have known about a hidden hazard and mentioned it. But without a land survey, or as-built drawings (up to 60 years old), or other studies, no one can discover hidden hazards. No matter. I could be named in a suit. Even though I received no pay for my work. So, Claude and Todd suggested I write a separate letter, so as to not delay their editing of the main contract. Contracts are confidential legal documents.

Falsify a drawing? Poppycock! Outright lie! The Bowman & Williams map was not touched. I made a new drawing, with George Saam's help. Their map was dated April 2000 but was presented to the Board April 14, 2004 and subsequent meetings & workshops. Hydrant locations and pipe sizes were copied from Bowman's map which conformed to engineering calculations and Fire Department requirements. In September I made a new drawing which was described in my transmittal letter to BOD and in water committee minutes prepared by Jack Fisher. Both maps were shown at meetings and workshops during the last 9 months. No secret alteration!

Malcolm Kirby

Chairman Assessment Committee, Vice-Chairman Water Committee, Chairman Dam Committee

Board of Directors Minutes of July 16, 2005

1.0 ROLL CALL @ 9:08. Present were President Frank Haswell, Vice President Bill Lind, Secretary Joanne Nelson, Treasurer Allan Melikian, and Director At Large Bill Eckard, plus some 25 interested members. Frank explained the brevity of this first meeting of the new Board of Directors due to the following: the Grand Master visits later today, and many wish to attend; at 10:00 the new Board has a meeting with legal counsel to be updated on the status of the legal suit against PPMC, and the Executive Session of this meeting will serve as an orientation as to how meetings are conducted for new BOD. Frank met individually yesterday with most of the committee chairs. Those committee chairs unable to meet with Frank, will be communicated in the next week. Frank urged people interested in serving on any committee, to let a board member know, as there might be openings on various committees.

- (a) **Invocation** was led by Bill Lind. John Mancini led the flag salute. Barbara Monti asked about a possibly involved Board member recusing himself from any involvement in the current law suit. Frank responded that this subject was addressed during the executive session. Frank gave out the parameters that this is an official Board of Directors meeting. All presentations are to be directed to the Board members, and not the audience. Agenda items must be received 10 days prior to the meeting to be included in the agenda continuing the standard procedure for submitting agenda items, correspondence, etc. Frank met with the employees re: health care insurance changes/benefits. The Board will review goals & mission statements of the various committees during sessions today. Frank offered a thank you for all the committee workers. He stated that volunteers and committees are the strength of the Park, are vital to the Board and the Park for information, expertise, input, and for all the time put in. Frank offered a challenge to continue such service.
- (b) **Consideration of Late Additions to the Agenda.** None. Consideration, by the Board, at the executive session if the membership may add late items to the agenda.
- (c) Notes of July 2005 Annual Meeting, read by Joanne. Board President Bill Eckard, Vice President Frank Haswell, Secretary Fred Dunn-Ruiz and Treasurer Claude Lindquist were present. Director at Large Chuck Buchanan was not present. President Bill Eckard called the Meeting to order at 7:10 p.m. Frank Haswell did the invocation and Bob Biendle led the Pledge of Allegiance. Karen Eneboe read the necrology. With only 71 Members present, a quorum was not met. Manager Bob Koger read a list of accomplishments for the past year. Secretary Fred Dunn-Ruiz, and Treasurer Claude Lindquist, gave farewell speeches. Bill Eckard read the list of new members, and then presented the Golden Trowel award to Bill Lind. At the Open Mike 5 Members spoke. (1) Lois Murphy thanked the Board and committee members for their work and encouraged others to be involved. (2) Tiny Sand suggested that Proxies be allowed. (They are available in the office). (3) John Mancini asked about the definition of "family" in the Board's request to change the Bylaws. Fred answered that "family" would mean people who are living under the same roof, i.e. husband and wife, not grown children. (4) Pat McDonald, as a mail volunteer, asked that everyone make sure that mail is addressed to their P.O. Box number, and not their allotment address. (5) Cheryl Sherrill asked when the Bylaws would be printed and if they would reflect changes made last year. Claude replied that the updated version is on the PPMC web site and can be downloaded. If anyone needs a copy and can't download, he volunteered to do it for you. Election results were announced: 284 votes were cast with no voided ballots. Bill Lind received 244 votes, Joanne Nelson received 160 votes, Allan Milikian received 148 votes, Perry Olsen received 116 votes and Tripura Anand received 106 votes. Bill Lind and Joanne Nelson will serve 3-year terms and Allan Melikian will serve a 1-year term. Amendment #1 passed 212 to 59. Amendment #2 passed 227 to 30. The Assessment failed with 105 FOR to 176 AGAINST. The Disbursement passed 148 FOR to 111 AGAINST. Meeting was adjourned.

2.0 CONSENT ITEMS

- (a) **Acceptance of Minutes**, June 18, 2005. 2d1, 2d2 accepted (interview/approval of new members), all others approved.
- (b) **Financial Report** – June 2005.
- (c) **Executive Session Report** – June 18, 2005.

(d) Members Before the Board

1. Estelle May McKinnon from PPMC/Kindwall Estate @ 170 St. Bernard Street, 10:00 am. Approved.
2. John A. W. Densem from Robert Cummings @ 269 Keystone Way, 10:15 am. Approved.

(e) Associate Members Before the Board—none.

(f) Alternate Associate Members Before the Board—none.

3.0 MANAGER'S REPORT

(a) Monthly Report- Bob Koger was requested to work on today's Picnic Ground activities, therefore, the Manager's report was not given.

4.0 UNFINISHED BUSINESS

(a) Treasurer's Report – Allan met with Bookkeeper Pat Herzog for an orientation to the current Treasurer's Report. No report given.

(b) Transfer of Membership Recommendations – Bob Morgan. In his report, Bob stated reflected the opinions of Dan Bales, Jim Reynolds, & Bob Morgan, each of whom had many years in real estate experience. Their report was reviewed by Malcolm Kirby & Claude Lindquist. For many years *caveat emptor*, meaning “buyer beware,” has applied to home sales. During Paradise Park's 8 decades, the outside world changed, becoming more litigious. Members don't own the property on which their house sits. New buyers need risk disclosures as they would outside the Park. Bob proposed rules & procedures regarding sales: 1/ a full set of governing documents be given to the buyer; 2/ a risk disclosure document be given to the buyer by the seller. He suggested using escrow agents, & having sales reviewed by an attorney representing PPMC. It is the individual seller's responsibility to disclose, not PPMC's. PPMC would continue the practice of delivering a package of governing regulations to the buyer. Timely notice of impending danger is the proper defensive posture. Some may reject such this process by saying they bought it “as is.” It is okay to reject this offer, as long as full disclosure occurred. If these procedures are accepted, but the seller still balks, then PPMC is covered legally. Bob requested the following action by the Board: 1/ the Directors take this ‘work in progress’ proposal to study & come back with questions; and 2/ the Directors continue to put on hold instituting the previously proposed pre-approval process, so as not to hinder current sales. Joanne asked if there were copies of Bob's report for the BOD. Bob had a packet, in addition to the two page report, for each member of the BOD. Questions from Frank: 1/ Since 1924, how many sales have been questioned? Bob's committee did not look into that. 2/ Is the committee suggesting something contrary to previous legal counsel? Bob thinks not. Disclosure should not be a function of PPMC. 3/What would be the cost of the new process to either buyer or seller? What would be the escrow costs? Bob didn't recall but stated answers to these were included in materials given to the Board. Bob suggested that there is no obligation to have an attorney, and escrow fees are minimal. Costs are to be borne by the parties involved; Bob didn't know what costs of escrow would be; Bob could get them. Comments from the membership were: 1/ Jim Reynolds suggested each escrow activity would be individually priced, and that there is not a real set escrow price for each transaction. We might be able to enter into an agreement with an escrow agency for a blanket representation in the Park. Legal counsel's opinion suggested that legal action by PPMC needed to be removed from transactions for the legal protection of PPMC. Perhaps the committee didn't interpret that legal opinion correctly. Allan Melikian suggested maybe PPMC could just recommend (not require) that Escrow Agency X might be used. 2/ Dan Bales spoke re: lawyer opinion obtained from legal contact of a Board member. He suggested that the homeowner association description is contested. PPMC doesn't have direct disclosure requirements, but we do have indirect disclosure requirements. 3/ Tripura Anand wondered if the committee addressed the issue of when a prospective buyer gets to see a staking report on the allotment of the proposed improvement sale. The committee did not address this issue, and Bob agreed that this should happen. 4/ John Mancini agreed the committee went to great lengths to make all disclosure for the right disclosure posture. 5/ Malcolm Kirby reminded the Board that there are circumstances in which the Park knows what disclosure items are, but the seller does not. An example might be litigation, zoning information, an impending assessment, etc. Allan said a condo sale form includes disclosure of possible litigation, a year's worth of association minutes, etc. As an accepted practice, this type of complete disclosure procedure might have positive impact on a judge's decision if related litigation comes to court.

5.0 NEW BUSINESS

(a) Litigation Counsel, Tim Halloran, 10:00.

6.0 DISCUSSION

7.0 INFORMATION

(a) **Member Changes** – none

(f) **Members Pending** (see attached listing).

8.0 CORRESPONDENCE

(a) Correspondence Log

10.0 ADJOURNMENT 9:50 a.m.

Notes of July 2005 Annual Meeting

Board President Bill Eckard, Vice President Frank Haswell, Secretary Fred Dunn-Ruiz and Treasurer Claude Lindquist were present. Director at Large Chuck Buchanan was not present.

President Bill Eckard called the Meeting to order at 7:10 pm. Frank Haswell did the invocation and Bob Biendle led the Pledge of Allegiance. Karen Eneboe read the necrology. With only 71 Members present, there was not a quorum.

Manager Bob Koger read a list of accomplishments for the past year

Secretary Fred Dunn-Ruiz and Treasurer Claude Lindquist gave farewell speeches.

Bill Eckard read the list of new members and then presented the golden Trowel award to Bill Lind.

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Meeting was adjourned

For Sale By Member

Member's improvements offered for sale as of **July 27, 2005**. 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			
445 York Avenue	Patricia Straub 831/427-3099	\$195,000 No Financing	1BR 1BA, Refrigerator, Dishwasher, "new" Stove & Microwave, Washer & Dryer; additional bed & bath connected to detached garage, on large lot. Furniture negotiable.
489 Knight Templar	Nancy Longacre See Description for Contact	\$175,000 No Financing	2½ BA, 2BR, 5034 sq ft allotment, 1085 sq ft improvements, kitchen remodeled after 1989 Loma Prieta quake; home in need of repairs; appliances, furnishings to be negotiated; nice Arizona flagstone fireplace; large patio. Contact Hall Longacre, 1/925/323-8473.
501 Amaranth Street	Lori Brandt C 510/468-6068 H 510/494-1634	\$265,000 No Financing SALE PENDING	3BR, 2BA, approx 1,400 sq ft improvements, view of bridge, family & living rooms, great sunny location, 200 sq ft deck, 400 sq ft storage area w/shelves & workbench, carport, new roof, newer septic recently purged, washer, dryer, emergency generator, chest freezer, stove, refrigerator, misc furniture negotiable.
SECTION 2			
364 Eastern Star	Jeanne Jelcick Call for Appt./Info. 831/429-2215	\$248,500	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. Call 831/429-2215, 426-7666, 325-3928.
SECTION 3			
216 Keystone Way	Ann L. Pfaff 831/818-4480	\$385,000 No Financing	1BA, 2BR, 8400sq ft allotment, 1200sq ft improvements, overlooking river from rear deck/hot tub, completely remodeled in 2001; a "Must See". Includes gas oven, microwave, dishwasher, hot tub.
SECTION 4			
591 Keystone Way	James M. Keeton 559/251-4396	\$149,500 cell 559/970-0911	Split level, 1 BA, 2BR, lg covered front deck, private parking stall, new roof, remodel, exterior/interior paint, carpets, tile floor in BA, hardwood floor KIT, 2 LP freestanding heating stoves & hot water heater, incl. kitchen LP gas range, fridge, stackd washer/dryer, partial furn, ready to move in.
677 St. Paul Street	Norman C. Brown Contact C. Vincent 831/429-1578 or P. Gracey 408/277-0809	\$285,000 Price Reduced! No Financing. Great Buy!	2BA/2BR, Family Rm/Den/or 3 rd BR, Living Rm, Dining Rm, Kitchen, 1350 sq ft, tiled floors (living, dining, kit), carpet (living, family, bdrms), built-in pantry, pull-down camouflage ladder to attic storage, double-pane windows, detached 2-car 400 sq ft garage, washer/dryer, refrigerator/stove (gas), dishwasher, microwave incl., forced air heating (propane), fireplace insert-new brick, flagpole, extr prkg.
SECTION 6			
114 Keystone Way	Judy Vierra 408/757-5839	\$149,000 OBO SALE PENDING	2BR, 1BA, Quaint home in a great sunny location near Park entrance; newer frnt porch, newer hardwood floors in kit/ba, stone fireplace, indoor lndry, carport, gazebo; most furnishings, washer, dryer, new fridge, sm appliances & much more included.
118 Keystone Way	Robert P. Hupp 559/227-7140 559/287-7703	Price Reduced! \$189,000 No Financing	Must see. 2BR, 1BA, completely refurbished, new carpet, wood flooring in kitchen, new stove, fridge, disposal, washer/dryer included; 12X22ft deck in front, small patio in back; some new furniture & misc. items included; 3 lg outside storage sheds, large carport.
163 St. Bernard Street	Shirley N. Reddick 831/458-5051 831/252-9099 209/304-3156	\$465,000 Financing May Be Provided	4 BR/2BA 1820 sq ft imprvmnts, 5600 sq ft alltmnt, sunny location nr Park entr, split level upstairs (grnd-lvl) 2BR/1BA, lg deck w/spectacular view overlooking San Lorenzo Rivr, free-standing propane stove & electric heat. Separate entrance downstairs 2BR/1BA, laundry rm & workshop, lg detached 2 car garage/ample off-street parking; incl stove, fridge.
175 St. Bernard Street	Larry Coburn To see, 423-5343	\$255,000	1 BR, 1 BA, 1100 sq ft w/deck overlooking river; new 1990/foundation engineered for 100 yr flood; built to earthquake standards. To see, 423-5343; message, 802/868-9262. Ample off street parking, 2-3 car garage. Owner w/finance \$100,000 of purchase price.
179 St. Bernard Street	Gerlach Estate Paradise Park Ofc. 831/423-1530	\$190,000 Financing Available	2 BR, 1 BA, has great potential, some appliances & some furnishings, near Park entrance, carport, deck, knotty pine living room, basement, near river, AS IS.
183 St. Bernard Street	Mark Akin 831/423-4885	\$525,000	3 BR, 2 BA, beautifully remodeled home on lg sunny allotment. Family rm, fireplace, hardwood floors, central heat, Marvin windows, Anderson French doors, skylights, professionally landscaped yard w/lg deck & patio. Pls. Call for more info & appt to view.
189 St. Bernard Street	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.

MEMBERS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Seller</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>			
Michael Sawley	07/19/05	C. Sawley Estate	413 Joppa Street
Boyd Williams	07/13/05	Geraldean K. Minor	446 York Avenue
Deborah Hanning	07/02/05	John Obsniuk	251 Keystone Way
Rebecca Coker	06/13/05	Judy Vierra	114 Keystone Way
<u>ASSOCIATE MEMBER</u>			
Janice Catherine Davison	06/14/05	Ernest J. Nidick	550 Crescent Lane
Philip Shane Coker	06/13/05	Rebecca Coker	114 Keystone Way
<u>ALTERNATE ASSOCIATE MEMBER</u>			
Susan L. Lovelace	06/13/05	Rebecca Coker	114 Keystone Way



**BULLETIN BOARD
AUGUST 2005**

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This Bulletin is the official report of the PPMC Board of Directors. It is published monthly and mailed on the second Wednesday following the monthly Board meeting

**PARADISE PARK MASONIC CLUB
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SANTA CRUZ, CA 95060-7007**

FIRST CLASS MAIL