

PARADISE PARK MASONIC CLUB

BULLETIN BOARD

DECEMBER 2005

FRANKLY SPEAKING:

First, I want to thank everyone who attended the Board Meeting last Saturday. Your attendance shows both your awareness of events in the Park and your keen interest in its continued strength as a Masonic Park. At times we may disagree about how we obtain our mutual goals, but I feel that we all agree that we want what is best for the Park. Let's all continue to try to be tolerant of each other's point of view and of each other's vision for Paradise Park.

On December 10th, at 1:00pm in the Social Hall, the Board is having a Town Hall meeting which will address the ongoing water/road project. The Board will be discussing: 1) Where we are now as it relates to the project, 2) Where we are going in the near future, and 3) The long range plan for completion of the water project. There are many interlacing issues with this discussion that are all of value; but we, as a board, feel that it is important that we focus on the project itself and how we want to accomplish its implementation to all our homes. (Please refer to the calendar area of the bulletin for more information).

We have entered into negotiations with the winning bidder on the storm drains for Section 6 and that work will commence once the final contract is agreed upon. We are looking at a 2-3 week construction period, which will mean some inconvenience for everyone coming into the park. We will keep you posted when the work will commence and the changes necessary for driving during the construction period. Due to the "late" summer weather that we are experiencing, all underground and utility type of work is in high demand so the starting date will also have to be agreed upon by both parties. I am sure everyone will feel excited to see the work commence and once completed we hope that the drainage issues in Section 6 will be corrected.

As I re-read the previous three paragraphs, I have to comment that it seems to be all business related. For that I apologize to you.

So let's all pause for a few moments and remember all the things throughout the Park we can be thankful for: our neighbors, our friends, our beauty, our history, and the sense of community and commonality that we share 90-95% of the time. By the time you have read this issue, Thanksgiving will have passed. I hope that you shared it with family or friends, that you consumed all the food (and football) you wanted. I also hope that you paused to reflect on those who are not as fortunate as we, and that you remember our soldiers and sailors around the world who will not be home for these holidays. May this period of Thanksgiving, continue for all of you into the New Year.

DECEMBER BOARD MEETING
CHANGED
FROM 12/17/05 TO 12/10/05
EXECUTIVE SESSION ONLY
NO OPEN SESSION

Town Hall Meeting
DECEMBER 10, 2005
Social Hall - 1:00 pm until 2:30 pm.
Topic: "Your Water Project"

The Board will discuss:

Where we are now.

Where we are going in the near future.

The long range plan for completion.

Questions should be submitted in writing by **December 7th** to the Board of Directors and will be considered for discussion at the meeting. Your positive, your constructive and your forward-looking questions will be greatly appreciated and welcomed. We hope that you can attend.

IMPORTANT INFORMATION FROM THE BOARD

TAD PAYMENT DUE DECEMBER 1ST: The first half of the TADs is due no later than December 1, 2005. If mailing, the postmark must be no later than December 1st

WATER: Our Water bill has continued to be way above our budgeted amount. Last month we were 55% above budget. At this time we are already \$15,000 over budget on water alone. With the coming winter months we are also concerned about our gas and electricity bills and their affect on our budget. PLEASE be diligent about water use. In fact turn it off and only use exterior water when needed. With the fall season here, there is little or no need for exterior watering.

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: NONE

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

ACTIVE COMMITTEES

If you wish to be on any of these committees, please contact Frank Haswell.

COMMITTEE
Assessment Study
Budget
Building
By-Laws
Dam
Election
Emergency Response
CERTs
911 Fire Brigade
911 Medical
911 Traffic Control
Prevention
Historical
Industrial Safety
Long Range Planning
Orientation
Past Presidents
Recreation
Staking
Streambed Maintenance
Tree
Water/Roads
Waste Management

CHAIRPERSON

Malcolm Kirby
Diana Cook
Bill Hardwick
Bill Hardwick
Malcolm Kirby
Lois Hardy
Ted Keller
Diana Cook
Greg Laskey
Pam Hipsley
Ray Hoffman
Lisa Leong
Barry Brown
Pat Herzog
Pat McDonald
Anna and Bill Lind
TBD
Bill Eckard
Fred Dunn-Ruiz
Bill Gibson
Steve Taylor
George Saam
Diana Cook

MEETING DATES BOARD OF DIRECTORS 2005 – 2006

12/10/05 (Executive only)

01/21/06

02/18/06

03/18/06

12/10/05 Townhall Meeting 1:00 pm
07/01/06 Annual Meeting 7:00 pm



TREASURER'S REPORT

Our financial picture continues to improve. Our net income through Oct. 31, 2005 is \$73,025. Deducting the Initiation Fund Income, which goes into a capital improvement reserve account, we have a net income of \$13,025.

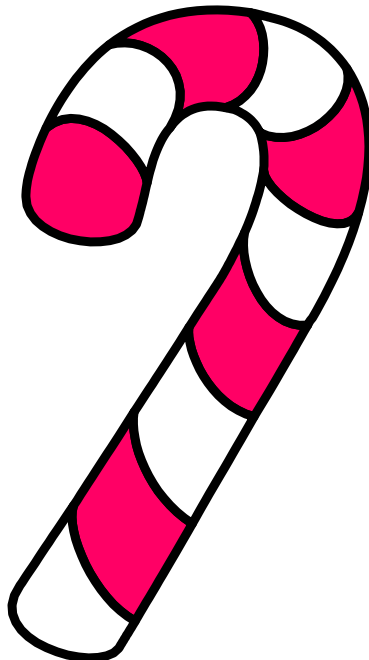
Comparing September's report to October, you will note the amount of interest income has been changed. Last's month's report showed interest income of \$8,189. This represented interest earned on our operating fund and reserve accounts. Interest earned on reserve accounts cannot be considered income for the operating budget as these funds are locked in for specific uses. The interest income on the October report has been adjusted to report interest earned on our operating fund savings account only.

We are over budget in Member Service Expense. Again, this has to do with the 40% water increase where we are over budget by \$16,261. With the exception of other operating expenses, primarily Repair and Maintenance Expense, we are under budget on most other items. Our accounting budget for the year is \$5,000. The budget amount on the financial report represents 6 months of the budget. By year end, we will be within the budgeted amount.

We have had several major expenditures the first six months of our fiscal year. The 1988 Chev crew truck needed extensive repair work; \$4,000+ tenting the office for termite removal; \$1,600 repair on the office front porch; \$1,200 replacing the smaller garage door. It was necessary to spend \$1,900 on repairs to the back gate caused by **two separate, impatient drivers crashing through the back gate deliberately**. We spent \$7,400 on the installation of an erosion control berm on the exit road. These funds will be reimbursed to operating funds from our capital improvement reserve.

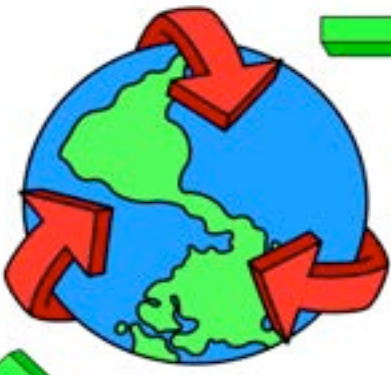
To recap, deducting the \$60,000 if initiation fees, our income through 10/31 is \$7,206 over budget. Our expenses are \$5,670 under budget.

Allan Melikian



FINANCIAL REPORT FOR THE SIX MONTHS ENDING OCTOBER 2005

	Monthly Budget	Spent thru Oct	Budg thru Oct	Under(+)/Over(-) Budget thru Oct	Annual Budget
Income:					
Member Assessments		\$227,042	<u>227000.00</u>		\$454,000
Member Dues and Transfer Fees		\$23,814	<u>21550.00</u>		\$43,100
Init.Fee/ Fin Chg/Pena/ Use Fee		\$61,649	<u>3250.00</u>		\$6,500
Bank Interest		\$4,934	<u>800.00</u>		\$1,600
Misc Income, Member Serv, Donations		\$5,252	<u>1250.00</u>		\$2,500
AT&T Comcast (7% Return)		\$1,765	<u>3400.00</u>		\$6,800
TOTAL INCOME	\$42,875	\$324,456	<u>257250.00</u>	\$67,206	\$514,500
Employee Expense:					
Employee Salaries & Bonus/Raise (\$7000)	\$12,900	\$64,235	77400.00		\$154,800
Employee Benefits	\$2,750	\$13,352	16500.00		\$33,000
Employer Federal/State Taxes	\$1,250	\$5,973	7500.00		\$15,000
Worker's Compensaton	\$1,250	\$1,748	7500.00		\$15,000
Total Employee Expense	\$18,150	\$85,308	108900.00	\$23,592	\$217,800
Insurance:					
General Business	\$3,750	\$18,431	22500.00		\$45,000
Total Insurance Expense	\$3,750	\$18,431	22500.00	\$4,069	\$45,000
General Office Expense:					
Supplies/Permits/Gen.Exp.	\$500	\$5,033	3000.00		\$6,000
Postage and Communications	\$708	\$3,876	4250.00		\$8,500
Utilities (Electricity, propane)	\$1,292	\$6,259	7750.00		\$15,500
Total General Office Expense	\$2,500	\$15,168	15000.00	-\$168	\$30,000
Member Service Expense:					
Water	\$5,583	\$49,761	33500.00		\$67,000
Security/Safety	\$125	\$2,287	750.00		\$1,500
Green Waste/Dump Fees	\$667	\$2,282	4000.00		\$8,000
Bulletin Printing/Postage	\$417	\$1,857	2500.00		\$5,000
Trash Removal	\$2,917	\$16,849	17500.00		\$35,000
Recreational Activities	\$250	\$2,789	1500.00		\$3,000
Total Member Service Expense	\$9,958	\$75,825	59750.00	-\$16,075	\$119,500
Tax Expenses:					
PPMC Co Prop Tax	\$3,917	\$23,616	23500.00		\$47,000
State and Federal Taxes/Fees	\$171	\$1,280	1025.00		\$2,050
Total Tax Expense	\$4,088	\$24,896	24525.00	-\$371	\$49,050
Repair & Maintenance Expense					
Park R&M Exp (water, trees, roads,tools)	\$1,500	\$10,126	9000.00		\$18,000
Vehicle Expense (gas, oil, maint)	\$917	\$5,642	5500.00		\$11,000
Building R & M Expense	\$500	\$6,580	3000.00		\$6,000
Equip Rentals, R & M Expense, Fire Equip	\$292	\$131	1750.00		\$3,500
Total Repair & Maint Expense	\$3,208	\$22,479	19250.00	-\$3,229	\$38,500
Other Operating Expenses:					
Accounting/Tax Preparation/Audit	\$417	\$5,000	2500.00		\$5,000
Legal	\$625	\$3,735	3750.00		\$7,500
Historical Committee	\$50	\$172	300.00		\$600
Other Miscellaneous Expense	\$104	\$417	625.00		\$1,250
Total Other Operating Expense	\$1,196	\$9,324	7175.00	-\$2,149	\$14,350
TOTAL EXPENSE	\$42,850	\$251,431	257100.00	\$5,670	\$514,200
Net Income = Income - Expense		\$73,025	150.00	\$72,875	
Checking/Savings Accounts	\$845,594		SBA Loan 4%, 2028		\$309,388



Town Hall

Meeting

1:00 PM

Saturday, Dec. 10, 2005

SOCIAL HALL

WATER PROJECT

EVERYONE

IS INVITED



UP COMING EVENTS

KNITTIN' KITTENS LADIES' CANASTA

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

Monday, December 5, 2005
Monday, January 9, 2006*

* Note this is 2nd Monday due to New Years*

Sponsored by Pat Rundell

MASONIC OUTREACH

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

THURSDAY, DECEMBER 15, 2005
COME MEET THE REPRESENTATIVE
MARY JANE HODGES

TUESDAY COFFEE

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

OPEN TO EVERYONE IN PPMC
COME JOIN THE FELLOWSHIP

REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH
NO POTLUCK IN DECEMBER
DUE TO DEC. 11TH HOLIDAY PARTY

NEXT POTLUCK
JANUARY 21, 2006
AT SOCIAL HALL @ 5:30 PM

HOSTS NEEDED
CALL LOIS HARDY @ 426-3172

BINGO

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

WEDNESDAY, DECEMBER 21, 2005
WEDNESDAY, JANUARY 18, 2006

EMERGENCY SIREN TESTS

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

MEN'S CLUB

FIRST WEDNESDAY EACH MONTH
SMALL SOCIAL HALL, 11:30 A.M.

WEDNESDAY, DECEMBER 7, 2005

CHEF: BOB MORGAN

SPEAKER: GEORGE SOLE ON

BENEFITS AVAILABLE TO PPMC GROUP



PPMC SOCIAL HALL

SATURDAYS, JANUARY 7TH AND 14TH

Learn how to avoid driving hazards

This class consists of 8 hours of instruction given in two 4-hour sessions from 12:30 pm until 4:30 pm on both Saturdays. Class fee is \$10/person. Different insurers give different discounts; contact your agent. Please call Fred Dunn-Ruiz to register or get more information at 426-6472.

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

PARADISE PARK CALENDAR OF EVENTS

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
December 2005			
3-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
3-Sat.	Family Gathering	Large Social Hall	R. Sand
5-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
6-Tue.	Coffee 9-11am	Small Social Hall	C. Morgan
7-Wed.	Men's Club - 11:30am	Small Social Hall	F. Dunn-Ruiz
10-Sat.	BOD Executive Session - 8?am	Conference Room	F. Haswell
10-Sat.	Town Hall Meeting - Water Project 1:00	Large Social Hall	BOD
10-Sat.	Holiday Dinner Setup - after Town Hall meeting	Large Social Hall	BOD
11-Sun.	Holiday Dinner - 1:00 pm	Large Social Hall	T. & B. Sand
13-Tue.	Coffee 9-11am	Small Social Hall	C. Morgan
14-Wed.	Long Range Planning Committee Meeting - 6:00 pm	Small Social Hall	P. McDonald
14-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
15-Thu.	Masonic Outreach 10am	Small Social Hall	Masonic Home/B Uber
16-Fri.	ERT Committee Mtg. 9am	Conference Room	T. Keller
18-Sun.	? Function ? 9-2 ?	Large Social Hall	R. Coker
20-Tue.	Coffee 9-11am	Small Social Hall	C. Morgan
26-Mon.	OFFICE CLOSED - Christmas Day Observed		
27-Tue.	Coffee 9-11am	Small Social Hall	C. Morgan
January 2006			
2-Mon.	OFFICE CLOSED - New Year's Day Observed		
3-Tue.	Coffee 9-11am	Small Social Hall	???
4-Wed.	Men's Club - 11:30am	Small Social Hall	F. Dunn-Ruiz
7-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
9-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
10-Tue.	Coffee 9-11am	Small Social Hall	???
17-Tue.	Coffee 9-11am	Small Social Hall	???
18-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
19-Thu.	Masonic Outreach, 10am-12pm	Small Social Hall	Masonic Home/B Uber
20-Fri.	ERT Committee Mtg. 9am	Conference Room	T. Keller
21-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Haswell
21-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
21-Sat.	Potluck 5:30 pm	Large Social Hall	Hosts Needed
24-Tue.	Coffee 9-11am	Small Social Hall	???
31-Tue.	Coffee 9-11am	Small Social Hall	???



Potluck Notes

Three lovely ladies, Katie Cease, Pat Herzog, & Pam Hipsley, hosted the November Potluck. There were about 32 people who enjoyed the shared food. We all enjoyed a nice evening.

Lois Hardy

Next Potluck
January 21, 2006



IN MEMORIAM

Gus Gladding, 10/28/05

- - 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.

From the Gladding Family:

Our family would like to acknowledge and thank the members of Paradise Park Masonic Club for the many acts of kindness and compassion during the illness of Gus Gladding. We truly appreciate and are thankful for all their sympathy and support. In memory of Gus Gladding, would you please print the High Flight poem.

HIGH FLIGHT

Oh! I have slipped the surly bonds of Earth
And danced the skies on laughter-silvered wings,
Sunward I've climbed, and joined the tumbling mirth
Of sun-split clouds - and done a hundred things
You have not dreamed of - wheeled and soared and swung
High in the sunlit silence. Hov'ring there,
I've chased the shouting wind along, and flung
My eager craft through footless halls of air.
Up, up the long, delirious burning blue
I've topped the wind-swept heights with easy grace
Where never lark, or even eagle flew.
And, while silent, lifting mind I've trod
The high untrespassed sanctity of space,
Put out my hand, and touched the face of God.

John Gillespie Magee, Jr.

[Hailed as the first classic of World War II, High Flight was written by John Gillespie Magee, Jr., 19-year-old RCAF pilot, who was killed in action on December 11, 1941.]

MEMBERSHIP APPLICATIONS PENDING

THE MEMBER'S PENDING LIST is published so that you have the opportunity to advise the Board about these candidates for Membership. If you have information that you believe the Board should consider before voting for Membership on any of the candidates, please contact the Board President in writing.

<u>Applicant</u>	<u>Date posted</u>	<u>Seller</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>			
none			
<u>ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
John Draper Perry	11/14/05	John E. Perry, Jr.	254 Keystone Way
Alan John Mac	10/12/05	Laura Pevenage	670 St. Augustine Avenue
Mary Etta Baldrige	10/12/05	Dorothy L. Wells	103 Keystone Way
Gary Duane Newton	08/26/05	Richard T. Sibley	280 Keystone Way
Janice Catherine Davison	06/14/05	Ernest J. Nidick	550 Crescent Lane
<u>ALTERNATE ASSOCIATE MEMBER</u>		<u>MEMBER</u>	
Megan Mitchell	08/23/05	Betty Ramsay	444 York Avenue

For Sale By Member

Member's improvements offered for sale as of **November 26, 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			
439 York Avenue	Lloyd L. Ames 831/425-0825	\$349,000 No Financing	3BR 2BA, 4702 sq ft allotment, 1500 sq ft improvements, front & rear deck, 2 car garage w/shop area, paved drive, walk-in closet, pantry, laundry rm; Incl. refrig, dishwasher, range, hot tub, washer, dryer, freezer, some furniture, split level, 600 sq ft master suite has oak accents of built-in bookshelves & vanity, all tile BA; air tight wood burning stove heat in vaulted ceiling LR; remodeled kit w/oak cabinets & laminated floors.
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.
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	\$345,000 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	\$124,500 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, stckd washer/dryer, partial furn, ready to move in.
677 St. Paul Street	Norman C. Brown Contact C. Vinson 831/429-1575 or P. Gracey 408/277-0809	\$285,000 FIRM! No Financing.	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			
118 Keystone Way	Robert P. Hupp 559/227-7140 559/287-7703	Price Reduced! \$177,000 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.
175 St. Bernard Street	Larry Coburn 928/427-6382	\$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.

**PARADISE PARK BOARD OF DIRECTORS
DRAFT MINUTES OF NOVEMBER 19, 2005**

1.0 Haswell, Vice President Bill Lind, Secretary Joanne Nelson, Treasurer Allan Melikian, Director At Large Bill Eckard, and some 30+ interested members.

- (a) Invocation was given by Bill Lind; flag salute was led by Jim Reynolds.
- (b) Consideration of Late Additions to the Agenda: none
- (c) **Report from Executive Session(s)**: (1) Frank passed out correspondence not previously distributed was reviewed. (2) The Board agreed to next year's Election Committee be composed of Lois Hardy, Phyllis Green, Vickie Hendershot, & Tiny Sand. (3) Plans were approved for 634 St. Augustine deck ; 601 Keystone Way plans for stairs; privacy screen at 453 York approved if neighbors sign the plans. (4) Acting manager will be compensated if he serves more than a week of time, & is to be selected from pool of BOD approved managers, to be rotated. (5) Water issues, see open minutes, ask for references of possible vendors from Malcolm Kirby & George Saam. (6) Delinquent accounts were reviewed. (7) New Members welcomed: 445 York new member Kenneth Cox was approved; 307 The Royal Arch new member E. Victor Quattrin was approved; 531 St. Ambrose Street new member Julie Radder was approved. (8) 402 York Avenue improvements were approved. (9) Outside advertising of improvements for sale not prohibited.
These Executive Session Minutes were approved.

2.0 CONSENT ITEMS – approved.

- (a) Acceptance of Minutes, October 15, 2005.
- (b) Financial Report – October 2005.
- (c) Members Before the Board: none
- (d) Associate Members Before the Board: none
- (e) Alternate Associate Members Before the Board: none

3.0 MANAGER'S REPORT – Bob Koger

- (a) Monthly Report; thanks go to Bill Lind, Joe Del Core, Frank Conti, Fred Dunn-Ruiz & crew Eduardo Ramirez and Alfonso Romero for the porch repair. Thanks also to Kevin Silva for making our new FAX hookup. The water tank hookup is not yet possible, due to a permit being needed per the fire department. The water tank is now directed by the BOD to be only used for fire suppression, due to prohibitive weekly chlorination costs, so the water will be available to be drawn off to be boiled for potable use. Ted Keller reported on the Emergency Response Team, which met with Manager Bob Koger under the auspices of CERT. Ted is trying to put together a new CERT team to be trained, and suggests coordinating with the coursework offered by Copper Resnick in Felton. A mock drill will be held in January to see if we do know the proper procedures. A replacement of the diesel generator with an automatic start propane generator is suggested, due to the current generator being a fire hazard (because it is located indoors) & illegal (because the 55-gal. drum of diesel fuel located against the building, with a leakage of fuel). Don Moore & Ted attended the CERT Council meeting, where concerns of bird flu were discussed. When are CERT badges coming? For core members within 3 months. A new brochure will be put out in the Santa Cruz area.
- (b) Fire Hydrant Markings; no reporting
- (c) Terminix Bid; subterranean termites were not covered in previous Office tenting; they were discovered during porch repair.

4.0 UNFINISHED BUSINESS

- (a) Committee Reports
 - 1. Assessment – Ad Hoc – Malcolm Kirby; nothing
 - 2. Building – Bill Hardwick; not present
 - a. Alleged Building, Zoning or Environmental Code Violation. Frank mentioned these were 6 of 23 alleged violations filed; he asked if members were contacted first by a neighbor? No seems to be the answer. The investigation of these now rests totally with the county.
 - 1. 412 Keystone Way, new roof
 - 2. 395 Hiram Road, deck & pizza oven
 - 3. 664 St. Augustine, new home
 - a. 10/24/05 report from Manager
 - 4. 664 St. Augustine, new home in riparian corridor
 - 5. 211 Keystone Way, water upgrade Sections 1 & 2
 - a. 12/1/04 letter of compliance from Granite Construction to Planning Dept.

6. 640 St. Augustine, trees removed in riparian corridor
- b. 246 Washington Avenue committee recommendation re: deck
- c. 246 Washington Avenue, letter to B. Null from Manager re: dirt disposal
- d. 408 Keystone Way, 10/31/05 letter of neighbor's concern
- e. 10/10/05 letter to L. Mac from Manager re: 609 Keystone Way deck plans.
- f. 10/28/05 letter to K. Pyle from Manager re: retaining wall improvement.
3. Bylaws – Bill Hardwick; not present. John Mancini asked the status of the previously presented valid petition, re: quiet enjoyment. Frank said it was sent to the bylaws committee. John also asked if the requesting member was relieved of the Fraternal Pledge signing. The requestor was responded to and the subject was discussed with her by Bill Lind, who asked her to sign the one in effect right now. Bill said she refused as she considered it was not a proper pledge. Since then the Board is reviewing & revising the pledge, for later implementation. Bill Lind said he will talk with the member again.
4. Dam – Malcolm Kirby; nothing
5. Emergency Response Implementation Team
 - a. Community Safety, VIP – Lisa Leong said her husband Michael Leong would like to repeat his presentation to the general population, perhaps at the Dec. 10th Town Hall meeting. The Board thought that evening would be filled with the Water Project discussion. The Board will work on a date.
 - b. Emergency Fire Brigade – Greg Laskey. At the Emergency Response Team meeting it was discussed that some of the oxygen bottles appear to be leaking; they will have to be sent back & recertified. The current generator & fuel supply situation was discussed. Greg says there will be a drill in January & on a regular basis from then on. He wants to hold a recertification session on AED & CPR & Oxygen Saturation on Dec. 10th (this needs to be set up on a separate date, since the water topic will take up town hall meeting). There is a special valve on our oxygen bottles; Ted has researched this information.
 - c. 911 Emergency Response Team – Diana & Jim Cook; Jim reported that we had one call last month at 129 Keystone. It took only 3 minutes for the arrival by the fire department. A couple of our beepers did not go off, although most did. Last month we had several radio & phone calls to stop traffic due to southbound traffic on Keystone Way. Some of our people ignored the traffic controllers. ALL PEOPLE MUST OBEY THE TRAFFIC CONTROLLERS. Some day Jim would like to have a 4-6 p.m. attendance by some Board members at the stop sign at the Powder House, to observe traffic abusers, both members & vendors. The abuse includes driving around the speed bumps into the neighbors yard.
 - d. Traffic Control – Ray Hoffman. Ray gave thanks to all the helpers. We now have 12 radios, which are all assigned & recorded. He, too, has seen people driving around speed bumps into members' allotments in order to avoid bumps & go faster. Vests on the traffic controllers really help people acknowledge & obey the controller.
6. Historical – Barry Brown; nothing.
7. Insurance; We are still negotiating with Britt Thompson. Insuring the volunteers of Engine Co. # 38 is still an issue. Pat Herzog reported that carriers don't want to renew because of awareness of and/or fear of present and/or future litigation. Britt suggested that we could incorporate Company #38, which would enable companies to give us a renewal; Britt would donate part of the cost of incorporating. A letter of intent from the Board before Nov. 26th would allow a renewal. Incorporation costs could be about \$900 annually. Greg asked how that would affect the tax exempt status of engine. Barbara Monti indicated we were dropped by previous companies due to law suits. We are currently insured by 6 different companies instead of just Fireman's Fund, although the costs did not increase.
 - a. 11/02/05 summary from B. Thompson
8. Long Range Planning – Pat McDonald
 - a. 11/09/05 Meeting Report; the committee is looking at obtaining a software package that surveys assets of the Park & gives a life breakdown. This software costs \$200 plus tax plus a maintenance fee. Since this was previously approved by a Board, it will be purchased & Diana Cook will install it in an Office computer. Dec. 2nd is the next committee meeting.
9. Orientation –Anna Lind, currently orienting at least one person.
10. Recreation – Bill Eckard. There will be no committee meeting this afternoon due to conflicting schedules. The Annual Holiday Potluck is Dec. 11th, Sunday, at 1:00. Turkey, wine, rolls, & Santa will be provided; bring your favorite dish to share; any gift for Santa to distribute should be wrapped & labeled for the child; hosted/organized by Tiny & Bob Sand & Lois Hardy. There is now a change in the Reservation Form to include the Portable BBQ, which now includes a standard security/cleaning deposit & a \$25 use fee to cover

costs of propane & maintenance. Bob Sand is completely restoring the Portable BBQ. Since it is not licensed, it should not leave the Park. The Social Hall potlucks going again, this evening hosted by Catie Cease, Pat Herzog, & Pam Hipsley.

11. Safety, Industrial – to be determined; Greg asked if this could be incorporated into the other Safety groups. Diana Cook said this committee is focused on our crew's safe operation of items for workmen's comp issues, MSDS, not on community emergency response-related activities. Pat Herzog volunteered to chair.
 12. Staking – Fred Dunn-Ruiz. Fred said there are a couple of requests for restaking, but he has not yet received the additional information. Bill Lind took care of one. For 501 Amaranth, the background information has been supplied to the Office; Dick Lovelace will get together with Fred Dunn-Ruiz. John Mancini said he has supplied additional information for both 501 Amaranth & 445 Amaranth. John will also meet with Fred.
 - a. Current Staking Log
 - b. 11/9/05 report from F. Dunn-Ruiz
 - c. 114 Keystone Way, 11/7/05 B. Lind response to letter of concern
 - d. 445 York Avenue & 501 Amaranth Street 11/1/05 letter of concern
 - e. 445 York Avenue 9/14/05 letter of concern
 13. Streambed Maintenance – a county representative, Jessica De Grassi, met with Bob; she wants more paperwork, which Bob has for her, re: reaches A through E. Bob has the expectation that hopefully she'll approve for next year. We should have the report by the next Board meeting. Rod Monti suggests we should resubmit an application to cover all of our sections of the river, rather than just the smaller amount that they applied for in summer, determined by the then limited time frame. She appeared satisfied with plantings we made.
 14. Trees – Steve Taylor
 - a. Current Tree Log
 - b. No meeting minutes, due to absence of new requests.
 15. Water/Roads – George Saam; not present
 - a. 11/9/05 letter re: Sections 1 & 2 from J. Mancini; will be addressed at the Dec. 10th Town Hall meeting on the Water Project at 1:00.
 - b. 11/9/05 letter re: Section 6 'move-in money' from D. Cook. This money has not yet been recovered; that company may have been offered a set of drainage plans, but they did not submit a bid; so now we will go after that money. After the performance bond, too? Yes. The Board is working on a plan for the water system in Section 6, which has not yet been submitted to an engineering firm.
- (b) Treasurer's Report; we have an ad hoc committee to investigate allotment transfer rules; nothing has been decided, & it is still in the information gathering stage; this probably will be discussed at another town hall meeting at a later date. Karen Eneboe cautioned against the use of the term 'allotment transfer', since we are NOT selling the allotment, but rather a membership and improvements. Allan agreed to a change in the name of the committee. Barbara Monti asked if we are trying to incorporate Davis-Stirling elements. Allan responded they are trying to gather information, so as to insulate buyer, seller, park, etc.

5.0 NEW BUSINESS

- (a) AARP Safe Driving Class Availability; Fred Dunn-Ruiz has recently been certified as trainer, and he is willing to teach this course in PPMC. The fee is \$10/participant to buy the booklet, and the sponsoring group is responsible for supplying a meeting hall & refreshments. If the class is filled with a minimum 25, then it can be restricted to PPMC people. Otherwise the class must be open to all. It is an 8 hour program, 4 hours each on 2 days. Class completion usually lowers one's insurance, some by 10%, some by \$10. It is not a how-to-drive class, but rather focuses on how to be aware as an older driver. It was suggested that Fred contact Lois Hardy for coffee. There was a request that the class be held on weekends, for greater participation. Fred is to put in notice of this class in the bulletin by the cutoff day of Tuesday; Fred will check with the Park calendar.

6.0 DISCUSSION

7.0 INFORMATION

- (a) **Member Change**
 1. W. Richard Lovelace, purchased from Ken Rhea Estate @ 501 Amaranth Street.
- (b) **Associate Member to Member Change**
 1. Dorothy Ritchie, inherited from Gladys J. Brown @ 450 York Avenue.
 2. Elizabeth Gladding, inherited from Augustus Gladding @ 700 St. Johns Avenue.
- (c) **Member to Associate Member Change:** none
- (d) **Associate Member**

1. Robert William Mette, change from Alternate, to William D. Mette @ 668 St. Augustine Avenue.
2. Susan Lovelace to W. Richard Lovelace @ 501 Amaranth Street.
3. Cheryl Proctor, change from Alternate, to Guy E. Bennett @ 176 St. Bernard Street.
4. Shirley Jean Radder to Julie Kathleen Radder @ 531 St. Ambrose Street.

(e) **Alternate Associate**

1. Rebecca Coker to W. Richard Lovelace @ 501 Amaranth Street.
2. Susan Lovelace to Rebecca Coker @ 114 Keystone Way.

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

- (g) 10/22/05 Incident Report re: loose aggressive Doberman dog @ 230 Temple Lane.
- (h) 10/28/05 Incident Report re: 2 banned dogs in Park @ Sandy Beach.
- (i) 11/10/05 Incident Report re: 2 banned dogs loose on beach at river, Section 3.
- (j) BOD will be discussing incident reports in the afternoon Executive Session; designated occupants are to be removed by Nov. 16th or legal steps will be taken. There was a question as to why we don't report in the minutes any names listed on incident reports, letters, etc. The answer was that some Boards have feared lawsuits. A suggestion was offered that speeding vendors be reported to their company. New non-duplicatable keys have been created for the Social Hall, so as to be better able to track open doors, lights left on, etc.
- (k) We received 3 bids on storm drainage work in Section 6, with Johnson & Company coming in at low bid for some \$52,700. Also bidding was Pacific Underground & Earth Works. When Keystone Way is closed, people can use St. Albans, and vice-versa. Patience is requested from all. The drainage work should take no more than 2 weeks to complete. All contractors bid off the same spec sheets, with the same cutoff date.

8.0 CORRESPONDENCE

- (a) Current Correspondence Log
- (b) 10/7/05 letter to Member from Manager re: stored building materials.
- (c) 10/7/05 letter to Member from Manager re: stored building materials.
- (d) 10/12/05 letter to BOD from Manager re: dogs of 202 Keystone Way.
- (e) 10/24/05 letter to Member from Manager re: loose aggressive dog.
- (f) 10/28/05 response to Manager from Member re: incident report re: dog.

9.0 EXECUTIVE SESSION – PART 1, 8:00 am

See attached Agenda

EXECUTIVE SESSION – PART 2, as needed.



**BULLETIN BOARD
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SANTA CRUZ, CA 95060-7007**

FIRST CLASS MAIL

1ST TAD PAYMENT DUE DECEMBER 1, 2005