

BULLETIN BOARD MAY 2007

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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

PARADISE PARK MASONIC CLUB

BULLETIN BOARD

MAY 2007

BILL'S BANTER

By President, Bill Lind

The water project for Section 6 will start about May 1, 2007 and should be finished by the end of June. We have 300K to pay for this work, which is in an account from the sale of the Castle Property. The contractor (Pacific Underground) bid 278K. This bid does not include paving. There will be traffic delays, detours, water outage, noise and dust. Please be patient with the construction process.

Our plan is to have Section 6 completed near the end of June. By that time we should have the results of the vote on the assessment for the balance of the water project. If the assessment passes, we will continue. If it does not pass we will stop and patch pave the trenches in Section 6.

In the last Bulletin, the Board asked for questions and concerns about the water project. We received several comments and we tried to answer them. Now we will have a meeting on Saturday, May 12th at the Social Hall from 10 a.m. to 12 noon to discuss the assessment. Please attend, ask questions and give the Board your comments.

The safety cable at the end of the exit road and a new handrail at the Social Hall have been installed. The park crew (Eduardo and Daniel) did a great job on these two projects.

The construction that has been partially blocking Washington Path should be completed before long. The posts have been placed in concrete. After the concrete cures, the retaining boards will be put into place and backfilled. Washington Path will then be opened to normal traffic.

IMPORTANT DATES

MEMBERSHIP MEETING: On Saturday, **May 12, 2007**, the Board is holding a Membership Meeting on the WATER Project at the Social Hall from 10:00 a.m. until noon.

BOARD MEETING DISCUSSION: On Saturday, **May 19, 2007**, the Board's agenda will include a discussion of the proposed new rules for the TRANSFERRING (SALE) OF IMPROVEMENTS. Your input is welcomed.

CANDIDATES NIGHT: On Saturday, **May 19, 2007**, after the Potluck, the Men's Club is hosting the Candidates Night. At this time, the Candidates will speak to the Membership. Members will have an opportunity to ask questions of the Candidates.

MEMORIAL DAY WEEKEND: On Saturday, **May 26, 2007**, there will be a variety of events. From 9-noon, it's Clean-up Day; at noon it's the picnic for the workers, at 1:00, it's the Bocce Tournament and at 5:00, it's the Spaghetti Dinner (Reservations required). See the articles and Flyers elsewhere in this Bulletin.

LONG RANGE PLANNING COMMITTEE: On Saturday, **June 9, 2007**, the LRPC will hold a Town Hall Meeting, at 2:00 p.m., for a discussion of the proposed Long Range Plan. The Committee members will explain the Plan and you will have an opportunity to get answers to your questions.

ANNUAL MEETING: On Saturday, **June 30, 2007**, the Annual Meeting will be held in the Social Hall at 7:00 p.m.

IMPORTANT INFORMATION FROM THE BOARD

MEMORIAL WEEKEND CLEAN-UP ALERT: Coming up soon is our Memorial Weekend Clean-Up of common parts of our lovely Paradise Park, followed at noon by a BBQ hotdog lunch for the volunteers, served up by the Recreation Committee. Be thinking of a location you'd like to adopt this year. Some suggestions might be the Green Swings Park, the entrance on both sides of the Guard House, the Wheel House/Bunker area, Recycling Centers (Section 1 & 3), Roadside Area at Office Tennis Court, Playground at Entrance, Beach Picnic Bench Area, Section 4 Playground and Driving Range, Planted Island in Front of Office, Office Garden-East & North Areas, Garden on Either Side of Stairs between Office and Exit Road, Social Hall Garden, and **Others That You Especially Want to Nurture**. Let Manager Bob Koger know what you are choosing to do. That will help us know how many hotdogs to prepare. See you all in your gardening togs!

VOLUNTEERS NEEDED FOR MEMORIAL DAY CHORES: Please sign-up in the Office.

CRAFTSMEN NEEDED: Volunteer craftsmen are needed to help with the construction portions of the Social Hall Renovation. If you would be willing to help out with electrical, plumbing or carpentry, contact Char Reynolds at 831/423-9583. At this time, the Social Hall Renovation Committee is still in the planning stages. The Committee is not sure yet when construction will begin.

JUNE BULLETIN SUBMISSIONS: *For the June Bulletin only*, please submit material to John Densem at john_densem@comcast.net or 126 Paradise Park on or before May 21, 2007. Please note the underscore in the email address.

NEW PPMC ROSTERS DUE SOON: Due to best-laid plans that didn't quite work out, the February 2007 Rosters are now available at the Office for you to pick up. There have been a number of changes through the past year, so come and get one! Please remember that the Member information contained within the roster is confidential and **only** for the social use of the membership. If you don't already have one, the Office still has the PPMC binders for these Rosters, for the cost of only \$12.

SPRING CLEANING DUMPSTER: On Memorial Day weekend, a large dumpster will be available for Members to deposit items you wish to have taken to the dumps. This will be located in the large parking lot across from the Social Hall. This dumpster is **not** to be used for household waste and recyclable items, construction debris or appliances. The Board will provide this type of dumpster on a quarterly basis.

REPORTING CRIME: If you see a crime in action, call 911; then inform the PPMC Office. If the crime is taking place during hours when the office is not open, call the Manager on his cell phone, 345-0879, after you have reported it to 911. If you discover a crime, which has been completed, call the Sheriff's Department at 471-1121; then inform the PPMC Office when it is open.

PRESERVE OUR BRIDGE: The reason that vehicles must move slowly on the bridge is because our covered bridge is a wood truss bridge. When a load such as a car enters the bridge the bridge transfers the load to the east and west ends. This action engages the tension and compression system of the trusses that form the bridge. The bridge moves to handle the load. This movement causes friction between the joints of the timbers. The slower the speed of the vehicle the less wear on the joints.

This year marks the 135th anniversary of this rare and unique covered bridge. It may very well be California's last historical covered bridge that can be driven across. Please join us by protecting our bridge along with its historical and structural status. Please, only one car at a time at 5 m.p.h. Thank you.

WATER CONSERVATION: Beginning May 1, the Santa Cruz Municipal Water Department is initiating a **VOLUNTARILY** cutback on water usage. To begin with, operation of underground watering systems are prohibited between the hours of 10 a.m. and 5 p.m. Hand-watering, using a hose with a nozzle, is still allowed. Note - this is the initial request – more is sure to follow, given the dry winter. Please do your part in this!

WATER PROJECT INFORMATION

Dear Friends and Members of PPMC,

Your Board of Directors has spent the last year and a half working on the Water project for the Park in addition to our weekly and monthly responsibilities as your directors. The challenges have been many, but each of them have provided more options and more opportunities for us as members. Most importantly, more insight has been gained into the best possible project for each of us.

This project is one that will last for the next 3 generations just as the original project has served previous generations. We as a Board, wanted to explain in detail the costs associated with the completion of the project and the proposed financing package that will allow us to deliver a completed project for which we can all be proud. Because of the importance of this project, the costs involved and the commitment that we will be asking each of you to make to our collective future in the park we want you to be fully informed about the project.

The costs to complete the project are outlined below: They reflect the Board's securing 3 bids for the construction, use of the piping we already have acquired, all the costs associated with the project as well as a contingency amount in case of cost overruns due to expenses beyond our forecast.

Project Costs:

The estimated cost of the water project is as follows:

1,462,200.00	Construction (3 bids received)
735,852.00	Paving
25,000.00	Inspection
35,000.00	Bore under river
2,795.00	County permit
49,932.00	Pipe & Hydrants Section 1&2 (completion for fire safety)
10,000.00	Drains
10,000.00	Appraisal
<u>200,000.00</u>	Contingency
\$2,530,779.00	Sub Total
<u>300,000.00</u>	Minus current funds on hand
\$2,230,779.00	Funds needed

The drain system in section #6 has already been completed under a separate contract. So also we have completed the pipe system for Sections #1 and #2. We have already completed paving in areas where the water and drainage system has been completed.. As you can readily see we have a "shortfall" of \$2,230,779.00 to complete this project. We have consulted with the County and have verified their costs associated with the project for permits and inspections. To save all of us money, we are contracting out the inspections to Ifland Engineering which saves us monies and time compared to the county inspection process.

In addition the previous purchase of pipe and fittings has saved the Park much due to the major increases in those expenses. One has to look only at the cost of petroleum products to see why we have saved so much.

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Funding

President Bill and our Park Bookkeeper, Pat Herzog have negotiated with our Bank to secure the necessary financing for this project. We have commitments for several plans for financing the project over 10 years. Each financing projection has its positive features consistent with your needs and ability to pay for this extensive project.

We are aware that some of our park members would prefer to pay “cash” for the project while others feel that a time payment program would fit better into their budgeting process. Therefore we have developed payment scenarios where approximately one half (50%) of the amount is financed, and another where 100% of the amount is financed so that you are aware of the different choices.

Which ever method of payment we collectively decide up will be up to you. Which ever method is chosen will be based on our “taking” the monies as needed for construction. That means that we will only begin to borrow the money as the project expenses are accrued. Therefore we will first spend the parks \$300,000 dollars on the project and then begin drawing monthly as the project moves forward. This will save us additional interest expense since we are not borrowing the money all at once.

The funding scenarios are as follows:

PARADISE PARK FINANCING FOR REPAIRS/MAINTENANCE

SCENARIO 1

Loan Amount	\$ 2,231,000
Interest Rate	6.10%
Term	10 years
Amortization	10 years
Monthly payment	\$ 24,880.85
Annual payment	\$ 298,570.20
Monthly payment per household (note: assumes 391 households)	\$ 63.63
Annual payment per household	\$ 763.61
1% Loan Fee (not included in loan balance)	22,310.00

SCENARIO 2

Loan Amount	\$ 2,231,000
Interest Rate	7.10%
Term	10 years
Amortization	10 years
Monthly payment	\$ 26,018.93
Annual payment	\$ 312,227.16
Monthly payment per household (note: assumes 391 households)	\$ 66.54
Annual payment per household	\$ 798.53
1% Loan Fee (not included in loan balance)	22,310.00

SCENARIO 3

Loan Amount	\$ 1,115,500
Interest Rate	6.10%
Term	10 years
Amortization	10 years
Monthly payment	\$ 12,440.43
Annual payment	\$ 149,285.16
Monthly payment per household (note: assumes 391 households)	\$ 31.82
Annual payment per household	\$ 381.80
1% Loan Fee (not included in loan balance)	11,155.00

SCENARIO 4

Loan Amount	\$ 1,115,500
Interest Rate	7.10%
Term	10 years
Amortization	10 years
Monthly payment	\$ 13,009.47
Annual payment	\$ 156,113.64
Monthly payment per household (note: assumes 391 households)	\$ 33.27
Annual payment per household	\$ 399.27
1% Loan Fee (not included in loan balance)	11,155.00

Each of us as Board Members have been aware of your concerns, appreciated your input and solicited as many comments as possible in the process. We have looked at the options for each phase of the project, the costs associated with the project options and are presenting you with the facts as we have developed them.

We want to begin this project soon as we receive your approval. We will be open to your comments so please feel free to contact any Board member. We thank you in advance for your consideration.

Fraternally: Bill Lind, Joanne Nelson, Bill Ekhard, Allan Millikian & Frank Haswell.

Report From The Bylaws Committee. Jacob Koff, Chairman

The Board of Directors asked the Bylaws Committee to review the Bylaws. In its review, the Committee found, among other things, errors and inconsistencies in spelling and grammar. The Committee recommended to the Board that these errors and inconsistencies be corrected. Further, because these corrections involve no substantive changes to the Bylaws—but are only housekeeping in nature — the Committee suggested to the Board that these corrections could be adopted by the Board. At its April meeting, the Board accepted the Committee’s recommendation and directed that the corrections be made in accordance with the Bylaws Committee’s recommendations. Those corrections will be shown in detail in a future Bulletin.

As part of its review, the Committee also reported that the Bylaw amendments approved by the membership in the 2005 and 2006 elections were not incorporated into the Official Bylaws. The Committee reviewed the ballot language from the two elections and recommended to the Board that the Bylaws be immediately updated to reflect those member-approved changes. At its April meeting, the Board of Directors accepted the Committee’s recommendation and directed that the amended Bylaw language approved in 2005 and 2006 be immediately incorporated into the Official Bylaws. The Bylaws version that appears on the PPMC Website is to reflect those changes as well.

The Bylaws Committee also recommended to the Board of Directors that Article VII, Section 6 [Removal of Director] be amended by a vote of the membership. It is the view of the Committee that, as it currently reads, the language of the last sentence of this section [the sentence beginning ‘If a majority of those voting ...’] is confusing and contradicts, or at least is inconsistent with, the intent of the membership when this sentence was added or last amended. The Board agreed, and directed that this Proposed Bylaw Amendment be published in the Bulletin, beginning with this issue, in accordance with ARTICLE XII, Section 2 of the Bylaws, so that the amendment can appear on the upcoming ballot for a vote by the membership. Please examine this proposed amendment to this Article.

NOTE: Words to be deleted are shown by a ~~strikethrough~~ and words to be added are shown in **bold** and are also underlined.

ARTICLE VII Section 6

The members shall have the power to recall a member of the Board for any reason, including lack of confidence, which must be stated on the petition. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid and the process must be repeated. If a majority of those voting are in favor of the **recall of the Director(s)** ~~Director(s)-recalled~~, he or she shall be removed from office immediately.

CANDIDATE FOR BOARD OF DIRECTORS

NAME: Tripura S. Anand

BIRTHDAY: 4/10/53

SPOUSE: Om Anand (since 1983)

LODGE/OES: Santa Cruz Redwoods Chapter #273 OES
Present Office: Chaplain

ORGANIZATIONS:

- * Conflict Resolution Center of Santa Cruz (Community Panel Mediator)
- * Nonviolent Communication of Santa Cruz (Active Member)
- * Ashtanga Yoga Institute (Past Board Member)
- * Santa Cruz Institute of Contemporary Art (Exhibiting Member)
- * Universal Life Church Ministry

EDUCATION:

- * San Jose State University: Master of Fine Art
- * University of California at Santa Cruz: Bachelor of Fine Art
- * Conflict Resolution Center of Santa Cruz: Community Mediation Certificate Program
- * Coast-to-Coast Mediation Services: Mediation Certificate Program
- * Nonviolent Communication of Santa Cruz: Mediation and Integration Training Program
- * Ashtanga Yoga Institute: Advanced Yoga Teacher Training Certification Programs
- * Cabrillo College: Desktop Publishing Certification Program

PPMC ACTIVITIES:

- * Instructing SIMPLYOGA classes (free for the PPMC Community every summer)
- * Offering ST. FRANCIS LISTENING LOUNGE Community Mediation Services (free and confidential for the PPMC Community all year round)
- * Gardening at the PPMC Communal Garden

REASON FOR RUNNING FOR THE BOARD:

My primary interest in running for the Board is to reinstate a Board-sanctioned, Masonic-based mediation process for the benefit of the entire Membership that also satisfies the interest of the Park's insurance company.

I am fully prepared to present information concerning various styles of community mediation; provide access to certified mediation trainings; and to collaborate on the development and implementation of a mediation process that best serves the Park's current needs.

Mediation has the potential to be an enlightening, compassionate, truly humane, ultimately spiritual, and inexpensive alternative to litigation. In our Community there is enough combined talent, wisdom, and interest in peacekeeping to support a mediation process that works.

If you can envision a place for a Board-sanctioned, Masonic-based, mediation process; for honest and effective communication with your Board; and for equality, transparency and accountability in government—then please consider me when casting your ballot.

I invite everyone to communicate directly with all the candidates, to attend Candidates' Night, and to vote for the good of the Park. In the meanwhile, I promise to respond to all communications and may be reached by contacting:

Tripura Anand
175 Paradise Park, Santa Cruz, CA 95060
(831) 420-1008 <tsanand@ucsc.edu>
Additional information: <http://www.ourpark.info/tripurasays.htm>

REFERENCE:

"I have known Tripura since early 2005, when she attended the Conflict Resolution Center's thirty-hour mediation training. Since completing the training, Tripura has been very active as a volunteer mediator in two of our programs, providing Community and Small Claims Mediation... Tripura has gained valuable experience and contributed much in her work with both of these program, and I consider her a highly skilled mediator."

—Nancy Heischman, Director, Conflict Resolution Center of Santa Cruz County

CANDIDATE FOR BOARD OF DIRECTORS

NAME: Patricia Herzog
YEARS PARK MEMBER: 25

BIRTHDAY: I forgot!!! SPOUSE: Deceased
PARK ADDRESS: 83 Paradise Park

RESIDENCE: 462 York Ave.

CHILDREN: 3

CURREN PARK COMMITTEES:

Budget Committee Insurance Committee
Bylaws Committee Long Range Planning
Industrial Safety

LODGE/OES: SC Redwoods 273

ORGANIZATIONS: Sierra Club, U .S. Navy Reserve
Green Earth Social Club

EDUCATION: 4 yrs. S.J.City College

HOBBY/AVOCATIONS: Hiking, History, Travel, Theater

PRINCIPAL OCCUPATION: Bookkeeper/Accountant

BRIEF CAREER SUMMARY: 12 years accountant Architectural/Engineering Firm
14 years accountant Gen.Contractor/Developer
4 years as Bkpr/Acct. Paradise Park Masonic Club

EXPERIENCE IN BUSINESS FINANCE: 30 years

MILITARY SERVICE: None, however, my late husband served 20 years in U.S.Navy and sometimes, I felt I was also putting in time

FUNCTION OF THE BOARD: The Board of Directors is responsible to manage and oversee the daily operations of Paradise Park and to ensure the Articles of Incorporation, our Bylaws and Rules and Regulations are followed by Board and our community. The Board President and the Park Manager works closely as a team to ensure smooth operation of Park matters. The Board is also responsible for policy decisions, maintaining a healthy financial condition, and insuring the physical condition, present and future of Paradise Park, is protected financially as recommended by the Long Range Planning Committee

REASON FOR RUNNING FOR THE BOARD: If elected, I will represent the interests of Park members. I will be committed to ensure the Board of Directors acts in accordance with the Bylaws, Rules and Regulations and to take appropriate actions for failure to comply, with equal consideration for all members. I would like to see more dialogue between the Board, the Park Manager and Park members. I believe that forming a Mediation Committee, as required by our liability insurer, with representation from each section, for the purpose of discussing and settling disputes, could be a deterrent to members feeling they have no choice but to look to the legal system for solutions.

STATEMENT: There have been concerns by some Park members that my being an employee and a Board member would be a conflict of interest. There is nothing stated in the bylaws or rules and regulations to support an employee being unable to serve as a Board member. I would like to ensure membership that I would be able to separate the two roles. When I am working in the office, I am a Park employee. The time away from the job, I will be a Board member. I would not serve as Board Treasurer as long as I am the Park bookkeeper. My 4 years as an employee and service on various committees, has given me a lot of knowledge and exposure to Park operations.

I would also like to bring forth the issue that in 1999, I brought legal action against Paradise Park. The issue was a large redwood tree damaging my residence. The Board in office at that time would not directly communicate with me and in frustration and disappointment, I very reluctantly filed suit. This action had a tremendous mental and physical affect on me and some time later, I dropped the suit. My personal experience is the reason I am so supportive of open communication, dialogue and using every tool available to arrive at acceptable solutions for all parties involved.

This Park means a great deal to me. I care about Park memberships' well being and if elected, I will commit to represent the interests of the membership, the continued well being of the Park itself and the forward journey of good stewardship.

CANDIDATE FOR BOARD OF DIRECTORS

NAME:

Richard A. Lang Jr. (Rick)

BIRTHDAY:

09/19/1961

SPOUSE:

Victoria M. Lang

YEARS PARK MEMBER:

Member: 12 Years

Part time resident: 45 Years

PARK ADDRESS:

374 Hiram Rd.

RESIDENCE:

3062 Hansen Rd.

Livermore, CA 94550

CHILDREN:

Maegan (19), Richard III (17), Bryan (15)

LODGE/OES:

206 Modesto/Stanislaus County

ORGANIZATIONS:

President, CTAM, Silicon Valley/Pacific Northwest Chapter

Past President, Inter-Faith Ministries Food Bank

EDUCATION:

MBA, Arizona State University, Magna Cum Laude

BA, Broadcast Communications, San Francisco State University

AA, Liberal Arts, Modesto Junior College

HOBBY/AVOCATIONS:

Golf, Scuba Diving, Reading

PRINCIPAL OCCUPATION:

Vice President, Marketing and Sales

California Region

Comcast Cable Communications, Inc.

BRIEF CAREER SUMMARY:

Corporate Vice President of Marketing, Charter Communications

*Member of Executive Committee

Vice President of Product Marketing and Advertising, Charter Communications

Marketing Director, Washington Post Company, Cable Division

EXPERIENCE IN BUSINESS FINANCE:

P&L responsibility for 100 million dollar annual expense budget. Extensive experience in budget preparation, monitoring, and reporting.

MILITARY SERVICE:

None

FUNCTION OF THE BOARD:

The Board should provide governance and leadership as directed by the membership of Paradise Park. It should ensure equal treatment for all members according to the by-laws, and manage the Park's long-range strategic plan. The Board's activities and actions should be in the best interest of the long-term viability and sustainability of Paradise Park Masonic Club.

REASON FOR RUNNING FOR THE BOARD:

Having witnessed the evolution of Paradise Park for over 40 years, I feel I can bring a unique perspective to the Board of Directors. As someone who has enjoyed the many benefits of Park membership (*1975 Paradise Park Jr. Tennis Champion!*), I feel there comes a point where each of us needs to contribute our time and experience to benefit this truly unique place. Working for Fortune 500 companies for over 20 years; allows me to bring a substantial amount business strategy, finance, and planning experience to the Board. We face many challenges from both inside and outside our community. I believe my experience, education, and historical perspective will help the Board meet those challenges.

CANDIDATE FOR BOARD OF DIRECTORS

NAME: John A. Mancini BIRTHDAY: 10/31/1935 SPOUSE: Arlene Mancini

YEARS PARK MEMBER: 21 Years PARK ADDRESS: 503 Amaranth St
(My father became a Member in 1939).

RESIDENCE: Same as Park address CHILDREN: Paul Mancini (Member at 498 Amaranth St.)

LODGE/OES: Diablo Valley Lodge #448

EDUCATION: BS in Chemical Engineering – Stanford University
MBA in Business Management – Golden Gate University

PROFESSIONAL LICENSES: Registered Professional Engineer in California
California Certified Tax Preparer

HOBBY/AVOCATIONS: Local nonpartisan politics, computers and travel.

POLITICAL ORGANIZATIONS: Senior Coalition – Director in this local, nonprofit political action committee.
Reform Party – Chairman for Santa Cruz County

COMMUNITY ORGANIZATIONS: California Senior Alliance – Secretary/Treasurer
Board of Trustees for the Santa Cruz County Law Library – Trustee

FRATERNAL ORGANIZATIONS: My Masonic Lodge – Chairman of Investment Committee
Wife's OES Chapter – Investment Advisor

PRINCIPAL OCCUPATION: Retired

BRIEF CAREER SUMMARY: Control Systems Engineer – 35 Years
Owner/Founder Engineering Business in Brazil – 8 Years

EXPERIENCE IN BUSINESS FINANCE: Tax Preparer for H&R Block – 2 Years
Investment Consulting & Financial Mgt – 10 Years
Trust Administration – 8 Years

MILITARY SERVICE: Lieutenant Commander USNR (Ret) – 33 Years Service

FUNCTION OF THE BOARD:

- 1) Adopt Rules and Procedures consistent with the Articles of Incorporation, the Club Bylaws, the laws of the State of California, and the purposes for which the Corporation was created.
- 2) Employ, terminate and fix the compensation for such employees as necessary for conducting the business of the Corporation.
- 3) Assume any obligations, enter into any contracts or perform any acts incidental to the transaction of the business of the Corporation.
- 4) Enter into any written contract that is necessary for the operation of PPMC and has been budgeted or approved by the Membership.
- 5) The above is taken directly from our Bylaws. While performing these duties, the Board must insure the fair and equitable treatment of each and every Member of this Club.

REASON FOR RUNNING FOR THE BOARD:

I have a number of reasons for running for the Board. They are as follows:

- 1) To promote good fiscal management of this Club by working to implement the Reserve Plan.
- 2) To advocate the enforcement of our Rules and Bylaws and to apply them to all Members in a fair manner.
- 3) To promote the fair and equitable treatment of all of our Members while conducting the business of this Club as dictated by our Bylaws.
- 4) To perform the duties of the Board as defined in our Bylaws and to be ever mindful of my fiduciary responsibilities to the Membership.

CANDIDATE FOR BOARD OF DIRECTORS

NAME: Sharon D. Naraghi

BIRTHDAY: 07/18/56 SPOUSE:

YEARS PARK MEMBER: Coming annually since I was 7
– 40+ Years

PARK ADDRESS: 228 Acacia Lane

RESIDENCE: 20337 S. St. John, Escalon, CA 95320

CHILDREN: 3 – Margo (24), Alexa (21), Kent (14)

CURRENT PARK COMMITTEES:

LODGE/OES: Escallonia Eastern Star

ORGANIZATIONS:

EDUCATION: BA – Psychology & Spanish
Attended UOP - Stockton,
Cal State Stanislaus – Turlock
Masters Program – UC Davis
(LCSW – Counseling Psych)

- California Women in Agriculture Farm Bureau
- Cal State Stanislaus, Board Member, Alumni Foundation
- Board of Directors, H. Naraghi Farms
- Omega Nu Sorority

HOBBY/AVOCATIONS: Reading, Cooking, Bike Riding, Travel

PRINCIPAL OCCUPATION: Farming – Self-Employed; Real Estate Dev – Agri-business

BRIEF CAREER SUMMARY: Family business owner; operate agri-commercial business, almond processing/export.

EXPERIENCE IN BUSINESS FINANCE: Oversee all operations of family business – payroll, development of lands, personnel.

MILITARY SERVICE:

FUNCTION OF THE BOARD:

Maintain and direct the Park and personnel according to the Masonic values governing the history of the Park – traditions, values, memories, and preservation of what the Park was created to be.

REASON FOR RUNNING FOR THE BOARD:

I feel that Paradise Park affords us the blessing of living in a ‘sanctuary’ that our parents, grandparents, and relatives created for us to maintain. The Park and its atmosphere of natural beauty, respect for wildlife, the River, and ultimately the bond and commitment to what Masonry embodies for me – truth, love, respect, and most importantly the value of character, is what ties me to the Park.

I’d like to maintain the Park and preserve memories for my children in the same way I had the fortune of reliving my memories here growing up in the Park – the summers, the potlucks, the games, the ability to be safe and secure without the ‘outside fear’ of reality, the River, the River Swing, etc. I’d like to contribute any talent I may have to continue the Park’s traditions and memories as I remember them.

REPORT FROM THE DAM COMMITTEE

As the summer recreation season draws near, the Dam Committee would like to update the Membership on the progress that we have made in our efforts to resume installation of our seasonal dam. We are also aware that members likely have heightened interest in our progress due to increased concerns about fire danger this year.

We are still actively working towards a Mitigated Negative Declaration, which as you may recall from our last update is an "early exit" point in the lengthier CEQA EIR process. Several months ago, we hired an environmental consultant who has written a preliminary draft of our Initial Study. The Initial Study is the document that will form the basis for obtaining the Mitigated Negative Declaration. In order to be deemed complete and acceptable by the agencies that will review our project, the Initial Study must contain design plans for the fish ladder required by Fish & Game in our permit agreement; it must also contain a Biological Assessment. Because Mt. Hermon went through a similar CEQA EIR process, including the design and installation of a fish ladder, both our consultant and our attorney, felt that it was most efficient to use the same engineering firm to design our fish ladder; we agreed. Representatives from that firm, Fall Creek Engineers, came out to PPMC for a site visit back in February. However, they turned out to be much slower than we had hoped in preparing a proposal/bid for design of the ladder and preparing of the Biological Assessment. In mid-April, almost two full months after their site visit, and after many phone inquiries by our consultant and subsequent promises by the firm that a proposal was imminently forthcoming, Fall Creek notified us that they were unable to even take on the project at this time. This frustratingly unprofessional turn of events has created a significant setback in our timeline.

Late last year, when we last submitted an update for publication in the Bulletin, we were cautiously optimistic that we might be able to jump through all of the hoops in time to install our dam this June, which is the first month specified in our agreement with Fish & Game that the dam can go in for 2007. With the most recent turn of events, it's obvious that we will not achieve the goal of a June installation, and we are hesitant to offer hope that we might get everything done in time that we could install the dam at some later point during the summer. However, we will continue to work towards that goal, especially since this year's fire danger is likely to be higher than normal due to low rainfall this past winter. For that reason alone, it may be wise to install the dam at any point that we can prior to October, which is the month that our permit requires the dam's removal.

By the time that you read this, our consultant will have likely already completed a site visit to our dam with another local engineering firm, Swanson Hydrology and Geomorphology. Perhaps we will even have a proposal/bid in hand, as well as a timeline for completion of the design plans and Biological Assessment. Once the plans and assessment are completed, our Initial Study can be to the various agencies that will be involved at different points in the Negative Declaration process: Fish & Game, County of Santa Cruz, and Army Corps of Engineers. So far, those agencies have all been verbally supportive of our efforts; thus, we believe that installation of our dam is merely a question of when, not if.

While we still believe that this process is less costly than any litigation that we might have chosen to pursue as an alternative, we are very close to depleting the initial round of donations that were made specifically for the dam. We know that we will need significant additional infusions to see this dam(n) project through. The firm that declined to design our ladder and perform a biological assessment did provide a rough cost estimate of over \$20,000, which was significantly higher than we had expected for the tasks at hand, especially since they had already designed a similar ladder for Mt. Hermon. We have asked our consultant to review the basis for that rough estimate. That figure did not include the construction of the ladder itself, which will likely be made of fiberglass and anchored to the riverbed. We know that there will be additional consultant's fees, as well as a known \$5000 County application fee associated with obtaining mandatory Riparian Corridor Exception. That exception is required because the ladder, as opposed to the existing dam structure, is new "development" in the streambed, which is barred in the County unless you obtain an exception. There is no way of knowing precisely what it will cost to get everything completed; however, we know that it will cost far more than we currently have in our coffers. We would greatly appreciate any direct donations to the Dam Fund now, and will also have some sort of summer fundraiser for the dam at a time/date to be announced.

**PARADISE PARK
CALENDAR OF EVENTS**

DATE	EVENT	Venue	MEMBER/Chair
May 2007			
1-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
2-Wed.	Men's Club 11:30	Small Social Hall	J. Del Core
2-Wed.	Bocci - 3 p.m.	Picnic Grounds	J. Densem
5-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
7-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
8-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
9-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
9-Wed.	Long Range Planning Cmt. Meeting 6 pm	P. McDonald's House	P. McDonald
10-Thu	Book Club	V. Hendershot's House	M. Wells
12-Sat.	Town Hall Meeting - Water Project 10 - Noon See Flyer	Large Social Hall	B. Lind
13-Sun.	DeMolay Mothers' Day Breakfast 8-11 am	Large Social Hall	D. Macdonald
15-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
16-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
16-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
18-Fri.	Rainbow Sleepover	Large Social Hall	H. Swanson
19-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
19-Sat.	Potluck 5:30 pm	Large Social Hall	L. Corum
22-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
23-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
26-Sat.	Parkwide Cleanup - 9am, Workers' Lunch - 12am	Various, Picnic Grounds	Members, Recreation Cmt.
26-Sat.	Spaghetti Feed - See Flyer	Large Social Hall	T. & J. Unti
28-Mon.	OFFICE CLOSED - MEMORIAL DAY OBSERVED		
28-Mon.	?S.C. Redwood Ch. Picnic?	Picnic Grounds	B. Morgan
29-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
30-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
June 2007			
2-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
3-Sun.?	Men's Club Picnic ?		
4-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
5-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
6-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
9-Sat.	Long Range Planning Town Hall Meeting - 2 p.m.	Social Hall	P. McDonald
12-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
13-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
14-Thu	Book Club	TBD	M. Wells
16-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
16-Sat.	Potluck 5:30 pm	Large Social Hall	H. & E. Brown
17-Sun.	Job's Daughters Waffle Breakfast 8-12	Large Social Hall	D. Macdonald
19-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
20-Wed.	? Gathering? 11-6?	Picnic Grounds	?W. Vinson?
20-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
20-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
26-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
27-Wed.	Bocce - 3 p.m.	Picnic Grounds	J. Densem
30-Sat.	Annual Meeting 7 p.m.	Large Social Hall	B. Lind

PLAN AHEAD FOR THE 2007 AUCTION

As a fundraiser for PPMC, we would like you and your family to contribute items for the Auction on Saturday, September 1st.

- If you are an artisan or craftsperson, 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.

Also, you can sign up to solicit local merchants for donations. Please sign up before soliciting, to avoid duplication.

Please contact Fred Dunn-Ruiz at 831/426-6472 after June 4 with donation items.

COMING EVENTS

TUESDAY COFFEE

EVERY TUESDAY
SMALL SOCIAL HALL, 9:00 A.M. – 11:00 A.M.
OPEN TO EVERYONE IN PPMC
COME JOIN THE FELLOWSHIP

BINGO

THIRD WEDNESDAY EACH MONTH
SOCIAL HALL, 6:30 P.M.
WEDNESDAY, MAY 16, 2007
WEDNESDAY, JUNE 20, 2007

MEN'S CLUB

FIRST WEDNESDAY EACH MONTH
SMALL SOCIAL HALL, 11:30 A.M.
MAY 2, 2007

CHEFS: BOB KOGER & BILL UBER

AT 1:00 P.M.
ALL ARE INVITED TO HEAR THE
SPEAKER: CLAY WEISMAN
UNDERWATER PHOTOGRAPHY

WEDNESDAY AFTERNOON BOCCE

PICNIC GROUNDS
EVERY WEDNESDAY
3:00 P.M.

REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH
AT SOCIAL HALL @ 5:30 PM
MAY 19, 2007
HOSTESS: LEE CORUM
VOLUNTEERS FOR FUTURE HOSTING, CALL
LOIS HARDY @ 426-3172

KNITTIN' KITTENS
LADIES' CANASTA

FIRST MONDAY EACH MONTH
SOCIAL HALL, 11:30 A.M.
MONDAY, MAY 7, 2007
MONDAY, JUNE 4, 2007
SPONSORED BY PAT RUNDELL

MEMORIAL DAY CLEAN-UP

GATHER AT PICNIC GROUNDS
AT 9:00 A.M.

BOOK CLUB

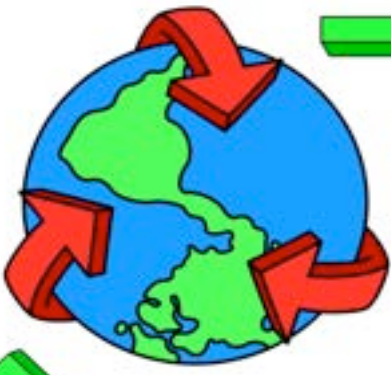
SECOND THURSDAY EACH MONTH
7:00 P.M. TO 9:00 P.M.
MAY 10, 2007
HOSTED BY: VICKIE HENDERSHOT
BOOK: "HOW TO BE GOOD"
BY: NICK HORNBY
CALL HOSTESS, IF ATTENDING
NEXT MONTH: "UNDAUNTED COURAGE"
BY: STEPHEN AMBROSE

MEMORIAL DAY PICNIC

ALL VOLUNTEERS ARE INVITED
TO ATTEND A LUNCHEON IN THE
PICNIC GROUNDS AT NOON

MEMORIAL DAY
SPAGHETTI FEED

SATURDAY, MAY 26, 2007
SEE FLYER ESLEWHERE IN BULLETIN



Town Hall

Meeting

10 AM to 12 Noon

Saturday, May 12, 2007

SOCIAL HALL

WATER PROJECT

**Information will be provided and
discussion gladly accepted.**

**EVERYONE
IS INVITED**





CANDIDATES' NIGHT



Saturday,


May 19, 2007

7:00 PM - Social Hall

**Come & Meet your
Candidates**

**Following 5:30PM
Potluck**





Memorial Weekend Annual Clean Up Saturday, May 26, 2007

**9 AM Get Work Assignment for
Clean Up at Picnic Grounds**

**12 Noon Lunch Provided for
Workers at Picnic Grounds**

**1 PM Bocce - Doubles Tournament
at Bocce Courts**

All Welcome No sign-up Needed



Memorial Day Week-End SPAGHETTI DINNER

Saturday, May 26, 2007

SOCIAL HALL

Sponsored by Tina & Jim Unti

5:00 PM BYOB for Social Hour

Bring an Appetizer to Share

6:00 PM for Dinner

Bring your own Table Service

DINNER INCLUDES

Salad

Spaghetti - Sausage

Garlic Bread - Wine

Dessert

All for \$5.00/Person

\$2.50 for 12 & under (No wine)

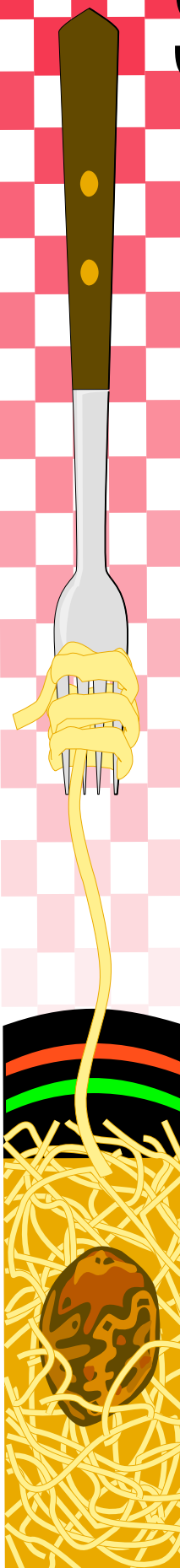
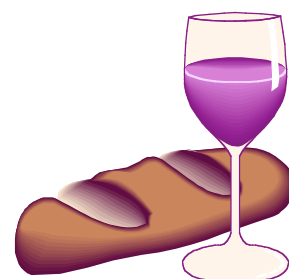
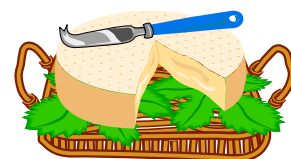
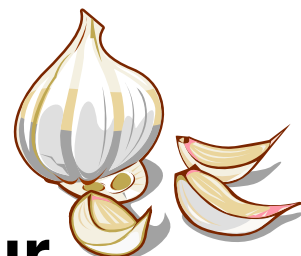
Reservations Required

Sign up at the Office before

Thursday, May 24, 2007

After that time contact Tina Unti

at 831/426-1029



OUT AND ABOUT

It's amazing how you can follow the paths of our Members by the looks of their Ducks from the Quacker Regatta. They're starting to return from their winter outings. Please go to the Office and see, some have had a wonderful winter here in Paradise. They've been to the Holiday Party hosted by Bob and Tiny Sand and Lois Hardy; they still have the holiday outfits on; some went to the Men's Club Valentine's Dinner; some attended the St. Patrick's dinner hosted by Virginia and Billy Uber and Sharon Naraghi. Some traveled far, to attend Mardi Gras; to warm weather; to New York City. I tell you if they could only talk, ... they'd tell you not only where they've been but why they're returning back to Paradise. They love it here, there's no place like it anywhere and they've been there to attest to that fact. It's up to us, the Members to keep it a place where our children will want to flock to this summer. We start Saturday, May 26th with the annual Park Clean-Up. If you don't have a special place you wish to "get in shape" for the Summer, contact the Office and they will direct you in the right direction. Around noon your Recreation Committee and any volunteers will be having a light lunch for any wishing to join the work parties. From there on we start the summer with our usual activities, so keep an eye on the Bulletin and the Bulletin Boards throughout the Park for times and dates. We're having movies on the Beach, weekly Wienie roasts, Bocce, Golf, Ping Pong, Tennis, Cards, Community Garden, Volleyball, Horseshoe, Sandcastle building, "the Quacker Regatta", (get your numbers early) and the Labor Day Dance. Throw in the Fourth of July, and Annual Picnic and, well, you'd better get here early and stay late. It's going to be quite a summer; we don't want to not see you here. Please smile, it becomes you. These activities cannot happen without your help and support, so please attend and volunteer!! Hashem would tell you, you have duty to God, your Country and your Family, well, we are Family here in Paradise, so please conduct yourself accordingly. Please join or contact your Recreation Committee members: Lois Hardy, Karen Eneboe, Cal Crawford, Lee Heathorn, Sharon Naraghi or myself.

Bill Eckard, your Board Liaison for food, fun, frolic, and fellowship.

HELP SPONSOR FUTURE EVENTS

THE FOLLOWING, WHICH EVENTS HAVE HAPPENED IN THE PAST, NEED SPONSORS. For an event to continue, it must have a sponsor. If you would like to sponsor one or more event or if there is an event not listed that you would like to see happen in Paradise Park, contact Bill Eckard

<u>DATE</u>	<u>EVENT</u>	<u>SPONSOR</u>
Clean Up Day	Luncheon	Recreation Committee
Memorial Day	Bocce Tournament	J. Densem
Memorial Day	Spaghetti Dinner	T. & J. Unti
Annual Meeting Week End	Lunch	Board of Directors
Annual Meeting Week End	Games	Needed
Summer	Flea Market	Needed
Summer	Yard Sale	Needed
Summer	Quacker Regatta	Needed
Summer	All Wheels Parade	Needed
August 24, 2007	Golf Tournament	Gus & Linda Gladding
August 25, 2007	Section Parties	Hosts Needed
Labor Day	Tournaments	Needed
Labor Day	Lobster Feed	Clark & Wilson
Labor Day	Auction	Dunn-Ruiz
Labor Day	Dance	Recreation



Powder Works Village House

When the **California Powder Works** began plant construction on the flats of the lower **San Lorenzo Valley** in 1863, the need for worker housing became apparent. Employees found traveling to the Powder Works from **Santa Cruz** and **Branciforte** difficult, and in the winter, sometimes impossible. As a result, management decided to build rental housing for some of the more essential employees, thus insuring continued plant operation when travel was difficult. These employees, of course, brought their families, so with the addition of single men in the **Boarding House** and the **Chinese Joss House** residents, there assembled a rather large and diverse community.

The photograph above displays one of two identical houses built at the time. One of these houses is still standing in Paradise Park at 214 Keystone Way, just visible on the right edge of the photograph. All the houses would have had wood stoves for cooking and perhaps hand-pumped water in the kitchen. Kerosene lamps would have been used for light and fireplaces for heating. Outhouses were the norm. Wires in the picture above date this photo to the mid 1890s when electricity came to the Works. Please note the two Peyton mansions in the upper left, on the brow of the hill east of the river. Also, take note of the white picket fence separating the house from the road. Regular wagon traffic made it dangerous for the children who lived in the village, so fences were needed for safety. The second photograph shows two children, Gladys (4) and Ethel (3), who lived in this house. These children would have been typical of the kids who lived and went to school in the Village. They attended a one room schoolhouse where the **Paradise Park Social Hall** now stands. It was in operation for 35 years before it was forced to close in 1899 due to the expansion of the Powder Mill and the increased danger of explosions. A year after the great explosion and fire of 1898, the County declared the settlement unsafe for habitation and required all the people who lived in the Village to leave for good. ©



FINANCIAL REPORT FOR EIGHT MONTHS ENDING MARCH 2007				
	Spent thru Mar.	Budg thru Mar.	Under(+)/Over(-)	Annual Budget
Income:				
Member Assessments	\$426,268	<u>444538</u>		\$484,950
Member Dues and Transfer Fees	\$35,842	<u>39967</u>		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee	\$35,405	<u>6417</u>		\$7,000
Bank Interest	\$12,259	<u>6600</u>		\$7,200
Misc Income, Member Serv, Donations	\$9,010	<u>2292</u>		\$2,500
AT&T Comcast (7% Return)	\$6,160	<u>6142</u>		\$6,700
TOTAL INCOME	\$524,944	\$505,954	\$18,990	\$551,950
Employee Expense:				
Employee Salaries & Bonus/Raise (\$7000)	\$130,497	135896		\$148,250
Employee Benefits	\$23,910	30250		\$33,000
Employer Federal/State Taxes	\$12,634	14667		\$16,000
Worker's Compensaton	\$8,466	12833		\$14,000
Total Employee Expense	\$175,506	\$193,646	\$18,140	\$211,250
Insurance:				
General Business	\$64,261	48125		\$52,500
Total Insurance Expense	\$64,261	48125	-\$16,136	\$52,500
General Office Expense:				
Supplies/Permits/Gen.Exp.	\$7,232	5500		\$6,000
Postage and Communications	\$7,524	9916		\$10,817
Utilities (Electricity, propane)	\$13,177	14208		\$15,500
Total General Office Expense	\$27,933	\$29,624	\$1,691	\$32,317
Member Service Expense:				
Water	\$74,662	82500		\$90,000
Security/Safety	\$965	4125		\$4,500
Green Waste/Dump Fees	\$5,139	4125		\$4,500
Bulletin Printing	\$3,538	3208		\$3,500
Trash Removal	\$31,247	42361		\$46,212
Recreational Activities	\$4,019	2750		\$3,000
Total Member Service Expense	\$119,571	\$139,069	\$19,498	\$151,712
Tax Expenses:				
PPMC Co Prop Tax	\$42,337	44000		\$48,000
State and Federal Taxes/Fees	\$82	917		\$1,000
Total Tax Expense	\$42,419	44917	\$2,497	\$49,000
Repair & Maintenance Expense				
Park R&M Exp (water, trees, roads,tools)	\$14,911	15583		\$17,000
Vehicle Expense (gas, oil, maint)	\$8,175	6417		\$7,000
Building R & M Expense	\$6,855	6875		\$7,500
Equip Rentals, R & M Expense, Fire Equip		458		\$500
Total Repair & Maint Expense	\$29,941	\$29,333	-\$607	\$32,000
Other Operating Expenses:				
Accounting/Tax Preparation/Audit	\$5,000	4583		\$5,000
Legal	\$1,585	5042		\$5,500
Historical Committee	\$222	550		\$600
Other Miscellaneous Expense	\$418	963		\$1,050
Total Other Operating Expense	\$7,224	\$11,138	\$3,913	\$12,150
TOTAL EXPENSE	\$466,855	495852	\$28,997	\$540,929
Net Income = Income - Expense	\$58,089	10103	\$47,987	
Checking/Savings Accounts	\$1,057,858	SBA Loan 4%, 2028		\$274,336

2006-2007 BOARD OF DIRECTORS

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

Vice President: Joanne Nelson
Phone: 831/426-1505
Email: ppmcrocky@yahoo.com

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

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

Recreation: Bill Eckard
Phone: 831/458-2070
Email: secretary_ppmc@sbcglobal.net

OFFICE STAFF

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
Office FAX: 831/423-2806.
Email: secretary_ppmc@sbcglobal.net
bookkeeper_ppmc@sbcglobal.net
Website: paradiseparkmasonicclub.org

BOARD OF DIRECTORS MEETING DATES

Third Saturday each month
Open Meeting 9:00 a.m.

May 19, 2007
June 16, 2007

Annual Meeting: June 30, 2007

2006-2007 ACTIVE COMMITTEES

If you wish to be on any of these committees, please contact Bill Lind.

COMMITTEE

Assessment Study
Building
By-Laws
Dam
Election
Emergency Response Team
Community Safety
Communications
CERTs Training
911 Fire Brigade
911 Medical
911 Traffic Control

CHAIRPERSON

Malcolm Kirby
Tony Averill
Jacob Koff
Jean Allan
Lois Hardy
Greg Laskey
Lisa Leong
Don Moore
Ted Keller
Greg Laskey
Diana & Jim Cook
Ray Hoffman

COMMITTEE

Historical
Industrial Safety
Long Range Planning
Orientation
Past Presidents
Recreation
Staking
Streambed Maintenance
Tree
Water/Roads

CHAIRPERSON

Barry Brown
Pat Herzog
Pat McDonald
Carol Blum
Bob Sand
Bill Eckard
Fred Dunn-Ruiz
Bill Gibson
Steve Taylor

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 Masonic Club
Board of Directors Draft Minutes
04/21/07

- 1.0 ROLL CALL** at 9:05; present were President Bill Lind, Vice President Joanne Nelson, Secretary Frank Haswell, Treasurer Allan Melikian, Director At Large Bill Eckard, Manager Bob Koger, & some 20+ interested members.
- (a) Invocation was led by Joanne Nelson; flag salute was led by Cal Crawford.
 - (b) Consideration of Late Additions to the Agenda: allotment transfer; mediation.
 - (c) Report from Executive Session(s); March 17th, discussed water project bidding, reviewed alternative payment opportunities, bulletin & public forum to be held to present information to the membership; accepted minutes. January 20th, review of Manager's Contract, which is done annually; make possible an additional 15' to those next to the river along St. Augustine Avenue, whose acceptance will be done voluntarily; repeated vehicular violations in the Park; an annual renewal of long term guest; the Bylaws committee review of 2 questions before the Board. Minutes accepted.
- 2.0 CONSENT ITEMS**
- (a) Acceptance of Minutes, February 17, 2007; approved as submitted.
 - (b) Executive Session Report – January 20, 2007 & March 17, 2007.
 - (c) Members Before the Board: none
 - (d) Associate Members Before the Board
 - 1. 1:30, Mary Gavin Loughlin as Associate to Michael Loughlin @ 224 Keystone Way.
 - (e) Alternate Associate Members Before the Board
 - 1. 1:15, Linette Debra Quist as Alternate Associate to Shirley Reddick @ 163 St. Bernard Street.
 - 2. 1:45, Meredith Gavin Loughlin as Alternate Associate to Michael Loughlin @ 224 Keystone Way.
- 3.0 REPORTS**
- (a) Manager - Bob Koger
 - 1. Report of 4/21/07; we need volunteers to remove grass & weeds from the beaches before sand is moved in, at both Sandy Beach & Middle Beach; 15th June is the time limitation by Fish & Game of bank weeding; Bob is to check with F&G if beaches may be cleared earlier; the safety barrier is nearly finished on the Exit Road; concrete pads have been poured in place for the traffic lights; there was a medical training at Diana & Jim Cook's, with Gary Pirkig attending; potholes have been filled; mosquito abatement done by us, & County Mosquito Control surveys/treats places in the Park nearly every week; volunteers are needed for the Memorial Weekend Saturday clean-up, sign up at the Office counter, with a barbequed hotdog lunch served for the workers at 12 at the Picnic Grounds.
 - (b) Financial, March 2007 – Bookkeeper Pat Herzog, not able to be present.
 - (c) Treasurer – Allan Melikian; on budget.
 - (d) Recreation – Bill Eckard; Memorial Weekend Saturday May 28th, clean-up with hotdog lunch for workers; check the Office to see where the ducks have been all winter; a band has been procured for the Labor Day Dance; volunteers are needed to help with all the many in-between activities.
- 4.0 BUSINESS**
- (a) Building – Tony Averill; unable to be present.
 - 1. 407 Cavern, W. Rodler; Bob Koger is to send this back for a plot plan for placement within the allotment boundaries to show setbacks; also there are no 3 complete sets of plans included, & these are needed; when the checklist is completed, especially the bottom item of notifying 6 closest neighbors, it can be resubmitted to the BOD for approval. Bob Koger is to tell them our PUD lists 18' as the height limit. Anything beyond that would require BOD approval before seeking anything from the County.
 - (b) Emergency Response Implementation Team
 - 1. Community Safety, VIP – Lisa Leong; not present.
 - 2. CERT's Training – Ted Keller; the training book is still to be discussed between Ted & Bill Lind.
 - 3. Emergency Fire Brigade – Greg Laskey; not present.
 - 4. 911 Emergency Response Team – Diana & Jim Cook; not present.
 - 5. Traffic Control – Ray Hoffman – last week we had a 911 response, & received a thank you note from the Mores; the CERTs course is so excellent it should be taken by everyone; May 28th session will be a report for safety; & Communications – Don Moore – the generator did not start when a need was there, because the generator battery went out within one year; the battery has since been replaced & the generator is going. Do we have a contract for annual maintenance? Not at this time. It starts every Friday morning & runs for 5 minutes. If it doesn't, it needs to be checked. Bob is to put this generator and/or battery item in his daily check.

- (c) Old Business – report on “Concerned Members of PPMC”, L. Raadik & B. Uber. Lynn wasn’t able to be here. A letter was mailed out in November which was about a concern at the lack of application of the Bylaws, rules & regulations, & this group supports the efforts of the BOD to apply all of our rules. Their desire is to: curtail any effort to minimize our Masonic connection in favor of a real estate law; that ALL board members be involved in investigations; that dog problem compliance & enforcement proceed; that complaints come through PPMC routes, rather than County agencies; that a non-approved applicant is residing in a member-purchased house; that the website ‘Our Park’ continue to be restricted to members of PPMC. 74 people replied that they agreed with the points in this letter. 7 objected to the unsigned letter. 3 sent letters of disagreement.

4.1 STAKING – Fred Dunn-Ruiz

- a. Current Staking Log
- b. 680 St. Paul Street, J. Meredith Estate selling to M. Sigala; Michelle would be satisfied with a stated ‘easement’ between the 2 allotments. Frank will send a letter to all concerned before the buyer’s interview. Grant 17” toward 680 St. Paul to 678 St. Paul as a non-exclusive right to use the easement. Passed.
- c. 680 St. Paul Street Addendum.
- d. 3/20/07 letter from K. Brewer @ 429 Joppa Street, re: 576 Scottishrite Avenue. Tabled until next meeting.
- e. 439 York Avenue, L. Ames selling to A. Stumpf, Sr. Approved.
- f. 230 Temple Lane, C. Weigelt. Approved.

4.2 TREES – Steve Taylor

- a. Current Tree Log
- b. Committee Minutes of 4/14/07
- c. L. Hardy @ 396C Cavern Street; trimming only approved.
- d. E. Kipp @ 400 Cavern Street; disapproved by tree committee; Bob Koger is to send her notice of committee disapproval. POSTPONED TO MAY.
- e. R. Reedy @ 110 Keystone Way; approval to remove & stump redwood; approval to remove holly, period, without replacement required.
- f. J. Nelson @ 640 St. Augustine Avenue; approve to remove with reparation permit required.
- g. M. Miller @ 354 Eastern Star Road; remove dead wood only, approved.
- h. P. Frame @ 203 Keystone Way; approved for removal of limb over heater vent.

4.3 OTHER REPORTS

- (a) Assessment – Ad Hoc – Malcolm Kirby; not present.
- (b) Bylaws – Jacob Koff; Bob Morgan, updating of Bylaws;
 1. 4/18/07 Transmittal Letter
 2. 1/21/07 Minutes & Addendi
 3. 3/11/07 Minutes
 4. The committee requested the following approval of the following: a/ updating of current bylaws; b/ proposed to print up from Office computer for new applicants, as needed; approved. c/ Minor typos & housekeeping grammar errors be approved to change; approved. Chairman changed to chairperson; approved. d/ change in ownership terms throughout; to be studied by BOD. e/ change wording of “in favor of recall”, rather than “in favor of the directors who are recalled”; wishes this to be included in upcoming ballot.
- (c) Dam – Jean Allan; not present.
- (d) Historical – Barry Brown; not present.
- (e) Insurance – Patricia Herzog; Co. 38 Proposal; Pat unable to be present.
- (f) Long Range Planning – Pat McDonald; unable to be present.
 1. committee minutes of 2/21/07
 2. committee minutes of 3/14/07
 3. committee minutes of 4/4/07
 4. Proposed Bylaws Addition; several Board members challenged the appearance of the LRP committee having the same power as the BOD; the committee serves at the pleasure of the BOD; the rest of the proposed suggested Bylaw addition is well prepared. Bill Lind will attend a committee meeting to discuss this change in the committee proposal. Their next meeting is May 9th(?). If Bill can’t be there, he will email his comments to the committee. The bridge has been left out of LRP plans, because they had no idea of costs; LRP money would be in the plan for maintaining the bridge, AFTER it had been refurbished.
- (g) Memorial – Betty Gladding; not present.
- (h) Orientation –Carol Blum; not present, and her minions are orienting an applicant & his wife.

- (i) Safety, Industrial – Pat Herzog
- (j) Social Hall Renovation; Charlotte Reynolds reports she keeps cleaning; she is also working on a check-in use list & is checking in people who are using the hall; labeling signs are being re-posted & added to cupboards, etc. There is no new storage, at least not yet. A railing along the driveway has been installed for safety, as have been non-slip stairs, etc. A new walkway crossing, aligned with the new handrail, will be striped by Bob Koger.
 1. committee minutes of 02/26/07
 2. committee minutes of 03/05/07
 3. committee minutes of 03/26/07
- (k) Water/Roads – George Saam; not present. Bill Lind reported the BOD had not yet officially accepted Pacific Underground as the contractor for Phase 1, Section 6, for \$278K fixed price with change orders, construction starting on or about May 1, 2007. Passed. We only have to buy 7 fire hydrants for this Phase. The pipes pre-purchased will be used here. Building Permits cost \$2,794.95 for Phase 1. Approved. May 12th from 10-12:00 will be a Town Hall Meeting on the Water Project. Flyers will be posted.
 1. Pacific Underground bid for Phase 1.
 2. Ifland Engineers – County Building Permit forms
 3. Notice of three Bids for total water project.

5.0 NEW BUSINESS

- (a) Joe Gutierrez, engineer of bridges & estimator of the replacement cost of our bridge via standard designs, which would cost \$4 million, was here to make a presentation. He has also done measurements on next phase re: evaluation & recommendations of rehabilitation of our covered bridge. To take down & repair would cost at least \$1 million. To replace like for like, he has located old growth Douglas Fir, bottom 50 feet with close grain, center cuts, found now in northern Oregon, in minor amounts; this likely would be a large cost factor & has a limited availability. Graton recommendations at this point would take at least a year to start, due to needing to obtain permits, which would cost about \$15-\$20K. The current foundation is half reinforced concrete & half cobbles. Due to a faulty repair at one time, the bridge is not in danger of collapse, but is working against itself, with the faulty area increasingly creating damage at the East end. The various substructures also have problems, and should be replaced. The current midspan substructure isn't really doing any more than acting as an insurance support; in case the bridge should fall; it would fall onto this midspan substructure, rather than all the way to the river. Trusses made of Laminated timber would be an alternative, and would be available when old growth might not be. Joe will present us with a written proposal for an ultrasound inspection of the bridge's condition.
- (b) mediation; Allan spoke with one member, concluded it's necessary to have mediation available within the Park, & this person is willing to be trained; & then he can suggest how this mediation might be set up.
- (c) allotment use transfers; Allan wishes to have it put in the bulletin that next month this will be an agenda item.
- (d) Bill Uber spoke on a situation in the Park that has resulted in numerous false allegations primarily against Tony & Krista Berkowitz. Back in January, Bill Uber was acting manager. On a weekend night, he was called & told that drug growing equipment was stored under a house. A Board member gave him permission to observe under the house. After observing the items, without going inside or under the house, he called the Sheriff & informed him of the observation. Observed were heaters, grow lights, hydroponic equipment, etc. Nothing was touched. The Sheriff informed Bill that having growing equipment is not illegal. All the grow equipment was moved out by person/s unknown. The house owner (Irene Logan) blamed the Berkowitzes for breaking in & stealing tools. A police report was filed by Jim Lienenbach, listing Tony & Krista Berkowitz as being under the house, although they had nothing to do with the house or the equipment. A Park member came to Bill Uber about 3 weeks ago & reported he had seen kids coming out from under the specified house. He knew the kids, but preferred to keep all anonymous. Rumors have flown about people that have nothing to do with the activity. Bill Uber has informed the Sheriff's department that he, Bill, has exposed this information in an open Board meeting today & informing the Sheriff that there might be repercussions. Nothing illegal happened on the original night; many false allegations have been laid since. Both Joanne Nelson and Bill Uber were accused of being under the house. Also not true.

6.0 DISCUSSION

7.0 INFORMATION

- (a-e) **Member Changes: none**
- (f) **Members Pending** (see attached listing).
- (g) 3/7/07 Incident Report re: fuel tank drained for second time @ 418 Joppa Street; someone is siphoning off gas from a vehicle of a resident.
- (h) 3/10/07 Incident Report re: garden statue theft & vandalism @ 485 Knight Templar.

- (i) 3/15/07 Incident Report re: inappropriate/uninvited house entry @ 285 The Royal Arch.
- (j) 4/10/07 Building Permit @ 295 The Royal Arch.
- (k) 3/14/07 Building Permit @ 632 St. Augustine Avenue.
- (l) 3/14/07 Building Permit @ 632 St. Augustine Avenue.
- (m) 3/15/07 Incident Report re: member using foul language to another resident at front of Park.
- (n) 3/23/07 Incident Report re: loose dog from 216 Keystone Way. Bob is to levy another \$200 fine. Bob is instructed to call the pound if there is another incident.

8.0 CORRESPONDENCE

- (a) Correspondence Log
- (b) 03/10/07 letter from D. & I. Logan re: purchase of PPMC property. Information contributed to the discussion included that it is a yard waste collection point for all that area; the leach lines of Stone's/Hansen's might be there; the Board wants to see at least hand-sketched plans before deciding. Dean Logan said they are already in negotiations with FEMA for raising the house. **Continue from March meeting.** A previous Board made an agreement with the County, &, as has happened previously, the County holds us to those past agreements. Motion to abide by 1981 BOD's ruling; 3-1 approved.
- (c) 3/23/07 letter to I. Logan from President re: purchase of small amount of PPMC property.
- (d) 3/22/07 letter to Manager from R. Morgan re: bocci courts. Bill Eckard had a question; isn't it possible to put a drain from the court? Bill Uber said it's supposed to fill with rain water, settle, & be refilled with quarry fines. Bob Morgan said then the burm around the perimeter must be built up. Bill Uber & Bob Morgan will work together on this. Park personnel can be responsible for building up burm & adding the fines in the fall. Finish leveling will be done by volunteers after each rain.
- (e) 3/22/07 letter to B. Null from County Planning Dept. re: permit.
- (f) 3/27/07 letter to Manager from E. Simas re: 11/28/06 letter.
- (g) 3/30/07 letter to L. Pattison from Manager re: hole in driveway; Bob Koger is asked to send a letter with 30 days to be fixed/filled; Bob is to use allotment numbers on all future correspondence to members, so the BOD members can understand where the discussion concerns.
- (h) 4/2/07 letter to M. Soderland from Manager re: work needed.
- (i) 4/5/07 letter to G. Logan from Manager re: truck parked on Park property.
- (j) 4/6/07 letter to S. Names from Manager re: building without permit; concern was the railing, which overhangs street behind; agreed to be okay.
- (k) 4/5/07 letter to BOD from J. Densem re: Water Project.
- (l) 4/9/07 letter to BOD from B. Biendle re: Safety lighting by Social Hall Kitchen Door; suggestion.

For Sale By Member

Member's improvements offered for sale as of **May 6, 2007**. 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			
411 Keystone Way	B. Scott Contact Martha Wiseman 831/429-1909	\$345,000 No Financing	1 ½ BA, 2 BR, 975 sq ft improvements, approx. 4,808 sq ft allotment, Tiled kitchen, carpeted living room & bedrooms, open beamed ceiling, knotty pine interior, wall mounted propane gas heater.
437 York Avenue	Alcinda Walters 831/425-2842	\$283,000 No Financing	2 Story 3-BR 2-BA with new flooring. New appliances, new forced air(central heating), new custom fireplace, new water heater, new deck w/hot tub, lg eat-in-kitchen w/skylight & beautiful Victorian ceiling, lg balcony off master BR, carport w/shed. Lots of storage & closets. Great location near playground & covered bridge. Low maintenance.
439 York Avenue	Lloyd L. Ames Shown by Appt. only; contact Alcinda Walters 831/425-2842	\$349,000 SALE PENDING	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, 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. New septic/leach fields when remodeled.
SECTION 2			
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 225,000 No Financing	1 BA, 2 BR, 1,872 sq ft improvements, large carport/storage area & tool room, small yard, semi-furnished, covered patio, includes 2 propane wall heaters, washer/dryer, refrig., oven, wood burning stove insert; septic tank in good condition.
364 Eastern Star	Jeanne Jelcick Call for Appt./Info. 831/429-2215	\$289,500	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			
SECTION 4			
680 St. Paul Street	John Meredith	\$150,000 SALE PENDING	1BA, 2BR, 1,350 sq ft allotment, 741 sq ft improvements, new propane furnace & septic tank/leach line 3 yrs ago, no usage since; completely furnished & ready to move in; everything on & in the property is included in the sale. Appraisal report is available to be seen by prospective buyer.
SECTION 6			
196 St. Bernard Street	Robert E. Ferguson Call for Appt. 831/429-9954	\$ 359,000	1 BA, 2 BR, 6910 sq ft allotment, 1175 sq ft improvements, all up to code (local, state, fed) in '98. Wrap-around partially covered deck. Dual pan windows, fully insulated, gas heat. Lg living rm/exposed beams, custom drapes, lg family kitchen/dining rm, custom cabinets, tile countertops, laundry rm, pantry, all wall knotty pine paneling. Cedar-lined build-in wardrobes, lg linen closet & attic. Covered RV parking, separate shop/storage bldg. Lots of sun, river view & abundant parking. Incl gas stove, dishwasher, microwave, demand hot water heater, water filter system, ceiling fans.

READ THE MEMBERSHIP APPLICATIONS PENDING LIST! This 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.

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Seller/Member</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>			
Frederick J. Wach, Jr.	04/04/07	Howard W. Ramsey, Jr.	140 St. Alban Street
Adolph Stumpf, Sr.	03/09/07	Lloyd Ames	439 York Avenue
Monica Tiojas Sigala	02/15/07	John Meredith	680 St. Paul Street
<u>ASSOCIATE MEMBER</u>			
Virginia Melikian	04/18/07	Allan Melikian	253 Keystone Way
Harryette Hughes	04/02/07	John H. Hughes	455 York Avenue
Mary Gavin Loughlin	02/22/07	Michael Loughlin	224 Keystone Way
Gavin M. Hursh	02/20/07	Gary Hursh	620 St. Augustine Avenue
Russell Craig Robinson	06/28/06	N. Shirley Reddick	163 St. Bernard Street
<u>ALTERNATE ASSOCIATE MEMBER</u>			
Meredith Gavin Loughlin	02/22/07	Michael Loughlin	224 Keystone Way
Mark Kevin Buchanan	02/16/07	Charles C. Buchanan	182 St. Bernard Street
Linette Debra Quist	03/27/06	Shirley Reddick	163 St. Bernard Street