



**BULLETIN BOARD
DECEMBER 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.

HAPPY HOLIDAYS

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

FIRST CLASS MAIL

TADS PAYMENT DUE DECEMBER 1ST

PARADISE PARK MASONIC CLUB BULLETIN BOARD

DECEMBER 2007

NOTES FROM NELSON

By President, Joanne Nelson

The obvious topic for November is being thankful. Here in Paradise Park we have so many reasons to be thankful. It such a beautiful place to live, no matter what the season. The BOD is thankful that the water project is going as well as it is. We are also thankful that the rain is holding off so the road paving can continue. Section 4 is scheduled to begin in the next couple of weeks and be completed by the end of December. The BOD is also thankful for the hardworking committees such as the Long Range Planning, the Orientation Committee, the Emergency Response Team and the Bylaws Committee to name a few.

I am thankful for my family and many friends here in the Park. I am very thankful for the Board of Directors that I am fortunate to serve with. It makes my job much easier because the Board is so hardworking, volunteering their time and energy to the running of the Park. The BOD doesn't just work once a month on the third Saturday of the month. The Directors put in many hours during the month. During a given week, we could talk to attorneys, fulfill legal obligations, meet with water project people, negotiate between neighbors, make calls to Members, meet with Members, write letters, attend committee meetings, discuss various park problems with the Manager, listen to complaints, respond to emails as needed, or make the difficult decisions as to the running the Park...one of us or several of us all working together for the good of the PPMC.

Anyone who volunteers knows that the reward is in the volunteering. Volunteering can nourish, educate, comfort and motivate oneself. Our Park runs on volunteering. Bill Eckard never misses an opportunity when the BOD is talking to new members, to remind them that we need volunteers.

Being on the BOD is not always rewarding, doesn't always make friends for you, can't always bring comfort or joy....but administering the Park and keeping it the way it was for our parents, and what it will be for our children and generations yet to come, does make being on the BOD a very important volunteer job.

During this Thanksgiving season, why not think of all the wonderful things that happen in Paradise Park, kindle warm memories, and recall family traditions and values we have learned by living here. Do start focusing on the good things, the things for which you are grateful. It would seem obvious by dwelling on the positive, by working together, by thinking about how your actions or words affect your neighbors and friends, that problems will become smaller, animosity lessened, and solutions found. Giving is a powerful way to express gratitude for all that we receive. For this Thanksgiving season, my warmest wishes to you and to all those you love. Joanne

**DECEMBER MEETING DATE
CHANGED TO DECEMBER 8TH
NO OPEN MEETING**

2008 MEETING DATES

01/19/08

02/16/08

06/28/08 Annual Meeting 7:00 pm

1ST TAD PAYMENT DUE DEC. 1ST

IMPORTANT INFORMATION FROM THE BOARD

TAD PAYMENT: The TAD bills were mailed near the end of October. The first payment is due on December 1, 2007.

DECEMBER BOARD MEETING CHANGED to December 8th. It will be an Executive Session for interviewing secretary candidates and other business, as possible. NO OPEN SESSION.

V.P. BILL LIND'S WATER PROJECT UPDATE: Our expenses thru October 31st for Section 5 (Entrance road), Section 3 and starting Sections 1 and Section 2 are as follow;

- 1) Pacific Underground trenching, house hook-ups and drains \$135,000.00.
- 2) Materials including fittings, hydrants and pipe. \$94,844.78
- 3) Drawings and Inspection. \$15,013.77
- 4) Olive Springs (asphalt). \$2,796.26

Total paid for October is \$247,645.81

The pipe installation has been completed on the entrance road and in Section 3. Pacific Underground expects to have Sections 1 and 2 completed by the end of November. They will then start working in Section 4. If everything goes according to schedule Section 4 pipe installation will be completed by the end of December. There is no schedule on finishing the trench patching (asphalt) as it depends on the weather.

PAT HERZOG'S TREASURER'S REPORT: At the end of October, our income continues above our budgeted income and our expenses below the budgeted amount.

In this fiscal year, we have welcomed 7 new members and added \$35,000 to our capital improvement reserve account. This will cover some of the projects to be reimbursed to the general operating fund, such as the work on Washington Path, new retaining wall on Keystone, etc.

WATER PROJECT LOAN: On November 10, 2008, the permanent loan will go into effect. The interest rate is 6.65%.

There are 217 members who chose the loan payment plan. To obtain the loan, it was necessary to acquire an appraisal and an environmental report. These costs totaled \$11,000. The loan processing fees total \$11,915. These fees will be billed to the 217 members at an amount of \$105.60 each. Invoices will be mailed within the next 30 days.

Invoices for the annual loan payment will be mailed out in January 2008 with the first half payment due in February and the second half due in May.

OFFICE SECRETARY OPENING: Due to the fact that our current Office Secretary is retiring January 31, 2008, the search is on to fill this full-time position. Applications will be taken during November 2007, and interviews will be conducted during December 2007, with hiring scheduled for January 2, 2008, to include the entire month of January for onsite training. Competitive wages & benefits are offered. Face-to-face, telephone, & computerized communication skills are a must; multi-tasking is a constant. Pick up an application at the Park Office.

DIRECTORY UPDATES: The 2008 Membership Roster will go to press in January. If you have any changes in your listing as it appears in the 2007 Membership Roster or if you wish to include your EMAIL ADDRESS or CELL PHONE NUMBER, let the Office know as soon as possible.

INFORMATION FROM THE MANAGER FROM THE MANAGER

GRAFFITI IN PPMC: The Social Hall, a residence and a couple of cars were defaced with white shoe polish. Please be on the lookout for the culprits. Call Manager at office or on his cell 345-0879.

NEW BACK GATE CODE: The back gate code will be changed December 15th. For the duration of the water/paving project the gate will remain open during business hours. To get the new code stop by the Office. Remember, the code is only for Members and guests. You should not share the code with vendors. If you have a vendor who enters through the back gate, please make arrangements to meet them at the gate.

CHECK YOUR FLUES: Before you use your fireplace or wood-burning stove for this winter, please check your flue to see that it is clean and the vent has a ¼ inch wire screen at the outlet. Also, please be sure that all limbs are trimmed back at least 10 feet from the outlet.

CHECK YOUR DRAINS: Check your downspouts and drains to be sure you don't have any water problems this winter.

OTHER IMPORTANT INFORMATION

FROM THE MAILROOM: Please pick up your mail each day during the holiday season. At this time of the year there is a high volume of catalogs and the boxes get overloaded. Thank you.

DO YOU HEAR THE FIRE SIREN? The fire siren is sounded each month at 1:00 p.m. on the Saturday of the Board meeting. If you are in the Park at that time and do NOT hear the siren, please report it to the Office.

GRANT WRITER: The Board is interested in having someone versed in grant writing help with the search and writing of grants for the benefit of the Park. If you are interested or have someone to recommend, please contact the Manager, Bob Koger.

GET CONNECTED: An email alert system for PPMC has been put into place. This system is to be used for emergencies and situations such as flood, fire, water shut off, road closure, suspicious person(s), etc. A "test run" was made in mid-October. It went just fine. We are also setting up a Phone Tree. So far, there are about 100 people on the email list and approx. 45 on the phone tree. *We need to know if you want to be included.* Contact Mable Coleman, 831-429-9625 or mablebc@cruzio.com Let her know if you want to be on the email list, the phone tree or both. You will also need to give her your email address and/or phone number. (This information will not be sold or shared with outside vendors.) While we're at it, let Mable know if you would like your email address to be included in the new 2008 Park Roster.

EMERGENCY 911 FOR CELL PHONES: If you dial 911 on a cell phone, you are connected to the Salinas Highway Patrol Emergency Dispatchers. They must then forward your call to the Santa Cruz County Netcom Dispatchers. You may call the Santa Cruz County Netcom Dispatchers directly by calling **831/471-1170**. Program this number into your cell phone and be prepared for an emergency. If you have a choice of using a landline or a cell phone, choose the landline as it identifies for Netcom the phone and the address from where you are calling.



'TIS THE SEASON...FOR MORE TRASH TALK:

Our Christmas trees are Recyclable... But there are a few guidelines. No flocking. No tinsel. All decorations must be removed. Try to keep these guidelines in mind when purchasing and decorating your tree. If you choose a flocked tree you will need to dispose of your tree at your own expense. If you choose to tinsel your tree, you may also need to bribe some neighborhood kids for an hour or so to pluck the tinsel off your tree before it can be recycled.

OTHER IMPORTANT INFORMATION



MOST GIFT WRAP CAN BE RECYCLED! First, I would suggest saving the wrapping paper, tissue, ribbons and bows to be used again next year. But if that isn't possible, please recycle.

Most gift-wrap is recyclable. One exception would be Metallic paper. The rule of thumb is if you gently wad a piece up and it doesn't want to spring back open, it is probably too metallic to be recycled. When purchasing gift-wrap, try to avoid the metallic papers. A little bit of tape won't hurt the recycling process.

Most ribbons and bows are not recyclable. The rule of thumb is if they won't tear, they are not recyclable. Although, they are reusable!



WOOD BURNING SEASON IS UPON US . . . but, there is a lot more to those cozy winter fires than striking a match. How cozy does Dioxin, Benzene, Formaldehyde, and Cyanide sound? I didn't believe it at first, but started doing a little research and everywhere I looked, the information was pretty much the same. Your wood needs to be "dried" or "seasoned" for 6-12 months after splitting. Hardwoods may take a little longer to dry. Less-seasoned wood will produce more harmful air pollutants, like the ones previously mentioned.

Throughout my experience as the PPMC Dumpster Diva, I am constantly talking to people who tell me they "recycle" by using some of their garbage and recyclables in their fireplace or woodstove.

The only thing you should be burning is seasoned wood and non-glossy, non-colored paper.

Please don't burn cereal boxes, magazines, paper cups and plates (most of them have a very thin plastic coating) and never burn plastic. Do not burn kiln-dried, painted, stained or pressure-treated wood, plywood or particle-board.

Whenever possible use propane for heat. One old, uncertified wood stove can release as much fine particle pollution as 1000 propane furnaces. California government is working on "banning" fireplaces. Many Counties already have such ordinances in place; it is just a matter of time before Santa Cruz County enacts one. If you are considering an upgrade:

Good = EPA Certified Woodstove

Better = Pellet Stove

Even Better = Propane Insert or Furnace

I could easily write 10 pages on this subject, but I don't want to take up all the space in the Bulletin. For more detailed information go to www.ourpark.info/memberpage.htm then click on "Our Recycling" about half way down on the left side. Or contact me, Myra Sandretti, at 831-429-9492.

DON'T FORGET TO CHECK YOUR FLUE BEFORE STARTING A FIRE

YARD TIMERS: Please HELP PRESERVE WATER turning your garden water timer off for the winter. If you are not in the Park, call a neighbor and ask them to turn it off for you.



STEELHEAD SEASON: IT'S THAT TIME AGAIN. The steelhead season will begin DECEMBER 1, 2007 and run through MARCH 7, 2008. Fishing only on the first & last day, Wednesdays, Saturdays, Sundays, & Legal Holidays.

Please provide the Office with the names of those fisherpeople you wish to sponsor for PARKING PERMIT while in the Park fishing. For further information call FISH & GAME at 831/649-2870.

MORE INFORMATION

HAND-HELD RADIOS---ARE THEY FOR YOU? During the recent earthquake, members of your CERT team immediately and spontaneously went into action, communicating with each other on Park radios. They took flashlights and went out in golf carts, cars, or on foot to search neighborhoods for signs of damage to homes, bridge, tree limbs or power lines. Others phoned members who live alone. Did you know all this was happening?

If you need to call for help, or want to talk to your neighbors or the response team during an emergency, here's an idea: **Family Radio Service (FRS)** radios are hand-held radios (walkie-talkies) that can be purchased by anyone for less than \$50 a set (2 radios and charger). Pick up your radio, push a button and you can talk to anyone in your neighborhood with a similar radio turned on. One at a time can talk, but many can listen. Unlike the Park radios, which reach all parts of the Park, FRS radios reach only parts that are in line of sight. (No mountain in the way.)

Phone and cell phone service may be interrupted during an emergency, due to overload. This makes them unreliable for emergency use. In those cases, FRS radio communication could be a lifesaver. The radios can also be used in other situations. For instance, keep in touch with home when out walking. Use for car-to-car communications, within a reasonable distance.

We would especially encourage all CERT-trained members to purchase and use these radios, however the more members who have them, the better the communication possibilities. If you are interested in knowing more about FRS, please contact your Communication chairman Don Moore at 423-6449 or email donm57@aol.com with the subject line "FRS". He may be able to purchase them at a discount if he buys them in quantities of a dozen or more sets. He will set up training sessions as needed.

READ THE MEMBER'S 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 should consider before voting for Membership on any of the candidates, please contact the Board President in writing.

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Seller/Member</u>	<u>Allotment</u>
<u>MEMBER CANDIDATE</u>			
Susan L. Lovelace	11/14/07	Alcinda Walters	437 York Avenue
David Bruce Sellery	11/07/07	Pegge Garcia	428 Joppa Street
<u>ASSOCIATE MEMBER</u>			
John Edward Wurster	11/13/07	Marjorie A. Wurster	325 The Royal Arch
Jill Mautino	10/12/07	Susan Azevedo	157 St. Victor Street
James Allen Helton	10/18/07	Claudia Fickes	574 Scottishrite Avenue
<u>ALTERNATE ASSOCIATE MEMBER</u>			
		none	

MEMORIAL FUND

WE WELCOME SUGGESTIONS FOR MEMORIALS

DONATIONS ACCEPTED AT THE PARK OFFICE

MAKE CHECKS TO MEMORIAL FUND

BOB BIENDLE, CHAIRPERSON

FINANCIAL REPORT FOR FIVE MONTHS ENDING OCT. 2007

	Spent thru Sep	Budg thru Sep	Under(+)/Over(-)	Annual Budget
Income:				
Member Assessments	\$243,368	242475		\$484,950
Member Dues and Transfer Fees	\$23,350	21800		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee	\$85	3500		\$7,000
Bank Interest	\$10,248	3600		\$7,200
Misc Income, Member Serv, Donations	\$2,086	1250		\$2,500
AT&T Comcast (7% Return)	\$2,285	3350		\$6,700
TOTAL INCOME	\$281,422	\$275,975	\$5,447	\$551,950
Employee Expense:				
Employee Salaries & Bonus/Raise (\$7000)	\$67,745	74125		\$148,250
Employee Benefits	\$20,952	16500		\$33,000
Employer Federal/State Taxes	\$5,451	8000		\$16,000
Worker's Compensaton	\$3,334	7000		\$14,000
Total Employee Expense	\$97,482	\$105,625	\$8,143	\$211,250
Insurance:				
General Business	\$31,896	26250		\$52,500
Total Insurance Expense	\$31,896	26250	-\$5,646	\$52,500
General Office Expense:				
Supplies/Permits/Gen Exp.	\$1,522	3000		\$6,000
Postage and Communications	\$4,420	5409		\$10,817
Utilities (Electricity, propane)	\$6,679	7750		\$15,500
Total General Office Expense	\$12,622	\$16,159	\$3,537	\$32,317
Member Service Expense:				
Water	\$44,623	45000		\$90,000
Security/Safety	\$227	2250		\$4,500
Green Waste/Dump Fees	\$2,475	2250		\$4,500
Bulletin Printing	\$1,904	1750		\$3,500
Trash Removal	\$19,209	23106		\$46,212
Recreational Activities	\$1,419	1500		\$3,000
Total Member Service Expense	\$69,856	\$75,856	\$6,000	\$151,712
Tax Expenses:				
PPMC Co Prop Tax	\$23,261	24000		\$48,000
State and Federal Taxes/Fees	\$2,244	1000		\$2,000
Total Tax Expense	\$25,505	25000	-\$505	\$50,000
Repair & Maintenance Expense				
Park R&M Exp (water, trees, roads,tools)	\$14,866	8500		\$17,000
Vehicle Expense (gas, oil, maint)	\$4,086	3500		\$7,000
Building R & M Expense	\$4,545	3750		\$7,500
Equip Rentals, R & M Expense, Fire Equip		250		\$500
Total Repair & Maint Expense	\$23,497	\$16,000	-\$7,497	\$32,000
Other Operating Expenses:				
Accounting/Tax Preparation/Audit	\$5,654	2500		\$5,000
Legal	\$1,073	2750		\$5,500
Historical Committee	\$346	300		\$600
Other Miscellaneous Expense	\$1,172	525		\$1,050
Total Other Operating Expense	\$8,244	\$6,075	-\$2,169	\$12,150
TOTAL EXPENSE	\$269,102	\$270,965	\$1,862	\$541,929
Net Income = Income - Expense	\$12,319	5011	\$7,309	
Checking/Savings Accounts	\$1,275,020	SBA Loan 4%, 2028		\$268,715

Annual Holiday Party

Sunday, Dec. 16, 2007
1:00PM - Social Hall

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

Door Prizes

Potluck

Please bring your favorite
dish to share and your
own place settings.

If you want
your child to
receive a gift
from Santa,
please bring
it wrapped &
labeled.

Hosted by
Bob & Tiny
Sand
and
Lois Hardy



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

KNITTIN' KITTENS LADIES' CANASTA

FIRST MONDAY EACH MONTH
SMALL SOCIAL HALL, 11:30 A.M. – 4:30 P.M.

MONDAY, DECEMBER 3, 2007
MONDAY, JANUARY 7, 2008

Sponsored by Pat Rundell

MEN'S CLUB

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

DEC. CHEF: JIM REYNOLDS
DEC. SPEAKER: JEFF ALMQUIST
SUPERIOR COURT JUDGE

DECEMBER 5, 2007
JANUARY 2, 2008

BINGO

THIRD WEDNESDAY EACH MONTH
DUE TO HOLIDAYS
Second Wednesday in December
SOCIAL HALL, 6:30 P.M. – 8:00 P.M.
WEDNESDAY, DECEMBER 12, 2007
WEDNESDAY, JANUARY 16, 2008

PPMC ANNUAL HOLIDAY PARTY

DECEMBER 16, 2007
SEE FLYER ELSEWHERE
IN THIS BULLETIN

BOOK CLUB

SECOND THURSDAYS EACH MONTH
DECEMBER 13, 2007

7:00 P.M. TO 9:00 P.M.

NOV. BOOK: "MEMORY KEEPER'S DAUGHTER"

BY: KIM EDWARDS

HOSTED BY BETTY GLADDING

FOR FURTHER INFORMATION
CALL BETTY GLADDING AT 426-6932

MONTHLY POTLUCK

THIRD SATURDAY OF EACH MONTH
AT SOCIAL HALL @ 5:30 PM

NO DECEMBER POTLUCK
DUE TO ANNUAL HOLIDAY PARTY

NEXT POTLUCK: JANUARY 19, 2008

VOLUNTEERS FOR FUTURE HOSTING,
CALL LOIS HARDY AT 426-3172

SHRINE ANNUAL HOLIDAY PARTY

EVERYONE INVITED
DECEMBER 19, 2007

PRIME RIB OR CHICKEN
\$15.00/PERSON
INCLUDES 2 BEVERAGES

SOCIAL HOUR: 11:00 -12:00
LUNCH: 12:00

SANTA CRUZ ELKS CLUB

ENTERTAINMENT BY JAY DE VORE

RESERVATIONS REQUIRED
CALL CARL CHRISTENSON @ 831-460-0695
BEFORE DEC. 12TH

**PARADISE PARK
CALENDAR OF EVENTS**

DATE	EVENT	Venue	MEMBER/Chair
December 2007			
1-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
1-Sat.	Sand Family Party 4-10pm	Social Hall	J. Sand
3-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
4-Tue.	Coffee 9-11am	Small Social Hall	
5-Wed.	Men's Club - 11:30	Small Social Hall	A. Avery
9-Sun.	? Rainbow Breakfast ? 7-2?	Social Hall	L. Swanson
11-Tue.	Coffee 9-11am	Small Social Hall	
12-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
15-Sat.	Holiday Party Preparation	Large Social Hall	B. & T. Sand
15-Sat.	NO BOD Open Meeting 9:30am		
16-Sun.	Holiday Party 1:00	Large Social Hall	B. & T. Sand
18-Tue.	Coffee 9-11am	Small Social Hall	
24-Mon.	Family Gathering 12-5	Small Social Hall	L. Hardy
25-Tue.	OFFICE CLOSED - CHRISTMAS		
January 2008			
1-Tue.	OFFICE CLOSED - NEW YEAR'S DAY		
2-Wed.	Men's Club - 11:30	Small Social Hall	A. Avery
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	
15-Tue.	Coffee 9-11am	Small Social Hall	
16-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
19-Sat.	BOD Open Meeting 9:30 am	Small Social Hall	J. Nelson
19-Sat.	Potluck 5:30 pm	Social Hall	host needed
22-Tue.	Coffee 9-11am	Small Social Hall	
29-Tue.	Coffee 9-11am	Small Social Hall	

For Sale By Member

Member's improvements offered for sale as of November 13, 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			
437 York Avenue	Alicinda Walters 831/425-2842	\$283,000 SALE PENDING 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.
SECTION 2			
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 198,000 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			
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 pane 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. 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.

Paradise Park Masonic Club
Board of Directors Draft Minutes
11/17/07
Edited by Secretary Lang

1.0 ROLL CALL 9:30; present were President Joanne Nelson, Vice President Pat Herzog, Secretary Rick Lang, Treasurer Bill Lind, Director At Large Bill Eckard, Manager Bob Koger, and some 30+ interested members.

- (a) Invocation was led by Bill Lind; the flag salute was led by Tony Averill.
- (b) Financial, September 2007;
- (c) Consideration of Late Additions to the Agenda; none.

2.0 CONSENT ITEMS

- (a) Acceptance of Minutes, October 20, 2007; accepted.
- (b) Executive Session Reports
 - 1. October 07; for the morning session, all Board members were present except Bill Lind, who was present for the afternoon session. Discussed subjects were the status of current litigation; approval of the present water project loan document signing; the development of a more standardized fine policy; review of several current fines; triangle park restoration; status of Social Hall restoration projects; cleanup of rules language to be published; the no vote on a county tax increase; picnic grounds usage reservations; approval of up to \$500 to investigate fire equipment status check; member disputes status. These minutes were accepted as read.
- (c) Members Before the Board
 - 1. 1:30, Mark Akins, purchasing from Emma Lou Akins @ 210 Keystone Way.
 - 2. 2:15, Debora Hensinger, demitted to by Ernest Donald Hensinger @ 542 Council Street.
- (d) Associate Members Before the Board
 - 1. 1:15, Gavin M. Hursh, Associate to Gary Hursh @ 620 St. Augustine Avenue.
 - 2. 2:00, Ernest Donald Hensinger, Associate to Debora Hensinger @ 542 Council Street.
- (e) Alternate Associate Members Before the Board
 - 1. 1:45, Douglas Jon Rader, Alternate Associate to Joseph Del Core @ 115 Keystone Way.

3.0 REPORTS

- (a) Manager - Bob Koger; the crew installed a post & chain link safety fence on the repaired section of Washington Walkway; a ready rock wall was installed at 282 Keystone Way, due to failing road, discovered during water project work; patch paving is currently being completed on the water project ditches, with complete re-paving to be finished after the winter season; an I-beam was installed on the Exit Road by the crew, where there was a dangerously long section of cable, without I-beam support; electrically-powered smoke alarms were installed in the Office, per insurance requirement; the Office furnace was reinstalled & vented & filtered properly; the beautiful Office park restoration is nearly completed, with tremendous thanks to the family who funded the renovation; a thank you to Pacific Underground to be sent by Rick Lang for the generous I-beam donation; please check house chimneys & gutters/drains for fire prevention.
- (b) Treasurer – Bill Lind; our income continues above budget; our expenses continue below budget; we've had 7 new members, for \$35,000 of additional income (at \$5K per new member); this will cover some of the our new PPMC improvement projects, such as retaining walls, etc.
- (c) Recreation – Bill Eckard; the Recreation fund is in great shape, with approximately \$15K, in available funds. Potluck tonight is sponsored by Pat Herzog & Friends; December 16th is the Annual Holiday Party, 12:00 gathering, turkey, rolls, Tiny's potatoes, etc. supplied (see Lois Hardy if you are willing to cook a supplied turkey at your house), bring favorite dish to share; Santa is rumored to be stopping by, so bring a labeled wrapped present for him to dispense to your favorite child/children.

4.0 BUSINESS

- (a) Building; Tony Averill.
 - 1. 562 King Solomon, J. Ross; expansion of kitchen; changing footprint on a minor basis, expanding onto previous concrete work by 108 sf; filling in the square of the house; approved.

2. 653 St. Augustine Avenue, J. Stewart; upgrade & rebuild of existing deck, requiring a permit, not increasing footprint; approved.
 3. 508 Courtesy Lane, Laurie Chestnutt; possible impact on neighbors due to height; propane tank of neighbor is within Chestnutt allotment, by prior agreement, & Ms Chestnutt has intention of having the neighbor remove; there is room on the opposite side of neighbor's cabin for the tank; John Densem has concern about the prior agreement to the allotment line going down the middle of the neighbor's staircase between allotments; between Tony Averill & Joanne Nelson, they will discern loose details. Plans had been BOD approved in 2006; county has also approved, with permits needed.
 4. Alleged Building Code Violation, 108 Keystone Way; electrical work done without Park approval or permits. The Board will deal with this in Executive session.
 5. D. Moore's house will shortly have work done to go green with window replacement.
- (b) Emergency Response Implementation Team
1. Community Safety, VIP; Ted Keller reported a missed meeting with the coordinator; he will continue trying to arrange.
 2. CERT's Training; Ted will copy & give the Office a disc with the updated pamphlet, including BOD approval date. The color required would significantly increase cost, possibly as high as \$5/pamphlet. Ted said the colors were necessary so people would read the pamphlet. The cost estimate will be conveyed to BOD for final decision.
 3. Emergency Fire Brigade
 4. 911 Emergency Response Team; Jim Cook reported we had 2 calls, both outside Park.
 5. Traffic Control, Ray Hoffman reported his team had a spontaneous (not 911-generated) response appropriate to the earthquake we experienced, checking out the bridge, etc.; & Communications, Don Moore reported that individually purchased family radio service (FRS- Motorola) items are possibly a good idea for non-emergency Park use – more info. will be in the bulletin; email (more later in the New Business section) from the Office was received about current road conditions

4.1 STAKING

(a) Current & Prior Year Staking Log

(b) Staking Reports

1. 498 Amaranth Street; John Densem will update staking report to be in sync with 9/20/07 letter; approved.
2. 10/17/07 letter re: Reed, L. @ 443 York Avenue; L. Reed not in attendance, so Board will assume that letter reflecting the agreed upon changes she was sent is acceptable.

4.2 TREES

(a) Current Tree Log

(b) 11/3/07 Minutes

(c) L. Corum @ 701 St. Johns Avenue; approved as recommended by committee.

(d) M. Wurster @ 325 The Royal Arch, T&R; approved as recommended by committee.

(e) M. Britton @ 383 Hiram Road, T&R; approved as recommended by committee.

(f) T. Feist @ 634 St. Augustine Avenue; approved as recommended by committee.

(g) D. Friedman @ 705 Shrine Way; hold for signature of tree committee; then approved as recommended by committee.

(h) M. Wiseman @ 582 Scottishrite Avenue, T&R; approved as recommended by committee.

(i) 9/28/07 letter to H. Brown re: penalty; discussed in Executive Session.

(j) J. Kregel @ 336 The Royal Arch; discussed in Executive Session.

1. 10/23/07 Incident Report re: inappropriate redwood trimming

2. 10/31/07 letter to BOD re: inappropriate redwood trimming

3. 10/31/07 letter from J. Kregel re: redwood trimming

4. 11/7/07 letter to BOD from Tree Committee re: redwood trimming.

4.3 OTHER REPORTS

(a) Bylaws

1. 10/14/07 Minutes

2. 10/16/07 letter to BOD from J. Fisher re: committee membership

- (b) Dam
- (c) Historical
- (d) Insurance; Pat Herzog reported replacement insurance has additional cost of \$500 for the year. Pat, Jim Langford, & Doug Hipsley met for an insurance meeting; Malcolm Kirby also attended; Jim cautioned use of some specific language, such as fire chief, & use only 'volunteer', not 'professional'; if the decision is to reinsure the fire truck, it is certain the insurance company will issue an exclusion clause. Further investigation is needed to reactivate volunteer insurance. Joanne explained this is why the fire brigade item was not placed on the agenda this month; the BOD is still investigating options. We have a desirable Class 3 fire rating, due to the cooperative agreement between fire departments; therefore Class 3 fire rating is applicable to all home owners, per Britt Thompson, our insurer. VIS insurance company coverage, which covers fire departments, was covered by Malcolm Kirby. Matt Tracey, deputy fire chief of the City of Santa Cruz, spoken with by Doug Hipsley, reported that Matt said he'd prefer we didn't use our fire truck, even with his 8 ½ minutes response time. Doug suggested a fire brigade could be formed, listed, make a plan, etc. while other insurance issues are resolved. Pat said we also had to name a coordinator, not a fire chief, in order to erase 'professionalism'. Ray Hoffman reported Matt privately indicated that he didn't care if we used the fire truck to protect ourselves, especially since we got out of their way immediately.
 - 1. 11/2/07 memo to BOD from P. Herzog re: Umbrella Policy Renewal.
- (e) Long Range Planning; Cyndy Crogan is the new chairperson; the committee felt that after 2 town hall meetings, & countless hours of work, June 2008 is recommended to be the ballot goal for approving the reserve plan. Joanne reported the Bylaws committee is taking sufficient time to really look at the reserve plan amendment, since it would be a major change for us. When it is published in the Bulletin two times, that is the time for general discussion. Bob Morgan, as Secretary of the Bylaws committee, told Cyndy that they had received the plan sometime after the October meeting. The Board has not yet set a date for membership vote. Cyndy reports the usual committee meeting is the 1st Wednesday, 6pm, of each month.
- (f) Memorial; chair Bob Biendle; new members, Phyllis Green, Pam Hipsley proposed the purchase & installation of a white vinyl gazebo next to the Office, to be placed between the magnolia tree & the pear tree (on the north side of the Office), as an enhancement to the Office area; Bill Lind said it has been disapproved before, 4-1, due to vinyl & placement. No permit was required. Pam found a number of different companies on line. Bill suggested the committee create an overall plan for the area, including a drawing for placement, who would install, etc.; up to \$500 for landscape upgrading for the area was previously approved. It was suggested the committee check with Barry Brown to determine which selection would be most historically correct. Bob Koger is to work with the committee on the plans, with Tony Averill double-checking for permits.
- (g) Orientation ; Carol Blum had six orienteers, with good questions asked & discussion.
- (h) Safety, Industrial
- (i) Social Hall Renovation
- (j) Water/Roads; Bill Lind; by the end of November, the piping crew will be finishing replacing of fire hydrants in Sections 1 & 2; the patch paving is taking longer than expected, & Bill will work with contractor to expedite; Bob Koger reported only one previously installed hydrant did not work, which was in front of J. Kregel on The Royal Arch. Ray Hoffman estimated a higher number were not operational, especially on Royal Arch. Old hydrants will be removed as part of the current water system upgrade. Section 4 will be started next, & they hope to be done by the end of December. Bill will work with Chris on wash-boarding status of many dirt areas. Our project compliance inspector, Nada, has been diligent & on-site for all inspections of work, including compactations. We receive copies of all pertinent paper work. The County and PPMC are very pleased with her work on our behalf. & hiring her as our inspector saves us money. Concerned members had provided the Board with documentation they felt could be used to pursue legal action against Granite Construction for non-compliant work performed in 2003. The Park's legal counsel was provided the documentation and asked to provide us guidance on our legal options, including a possible lawsuit against Granite.

President Nelson read the response from our attorney in open session, in summary our attorney has advised us against pursuing expensive litigation on several factors; most notably the difficulty in proving Granite did not comply with the project as they were directed, the amount of time that has elapsed since the completion of the project, and the liability of having to pay for Granites' legal costs should PPMC not prevail, among others.

1. 10/22/07 letter to R. Harris from Manager re: requirements of redoing water line to house.

5.0 NEW BUSINESS

(a) E-mail list installation & usage at Office for information dispersal. Mable Coleman, Myra Sandretti, & Mark Hawkins worked on this. Most people wanted to be blind copied. Fred will put an option in the Bulletin for the various email telephone number choices.

(b) Reconsideration allowing full payment of water project to save thousands, requested by M. Sandretti. The new loan has been based on the residual amount due after the initial full payment deadline given. This reconsideration will be postponed until next meeting. At the end of every loan year members will be given an opportunity to pay off a certain percent of the existing loan. Pat Herzog will publish this information when it is available. It was asked when a house is selling, who is responsible for disclosing whether or not the water assessment has already been paid. Since the Park is not in the real estate business, it is concluded that the seller would be the morally responsible person.

6.0 DISCUSSION

7.0 INFORMATION

(a) Members Pending (see attached listing).

(b) Houses for Sale

(c) 10/06/07 Incident Report re: disposal of dead fish in yard waste collection @ 109 Keystone Way.

(d) 10/22/07 Incident Report re: sprinkler system on river bank @ 236 Temple Lane.

(e) 10/23/07 Incident Report re: trespassing @ 236 Temple Lane.

(f) 10/24/07 Incident Report re: Stated Filing of Harassment Complaint against Office Staff.

(g) 10/29/07 Incident Report re: recycle abuse @ Firehouse.

(h) 11/03/07 Incident Report re: water service off at Social Hall.

8.0 CORRESPONDENCE

(a) Correspondence Log

(b) 10/22/07 letter received from I. Logan to Manager B. Koger re: someone staying @ 272 Keystone Way.

(c) 10/19/07 email to R. Laskey from Office Staff re: processing of mail in PPMC mail slot.

9.0 EXECUTIVE SESSION – PART 1, 8:00 am

10.0 ADJOURNMENT 11:45

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