

Paradise Park Masonic Club, Inc  
211 PARADISE PARK  
SANTA CRUZ, CA 95060-7007

FIRST CLASS MAIL

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# Paradise Park Masonic Club

JULY, 2011

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## MANAGER'S REPORT

I would like to remind you of a few things that we all need to remember with the influx of visitors in the Park. When going across the Covered Bridge please remember to turn your lights on. A lot of the newer cars are designed to always have their headlights on while you are moving, but may not include the tail lights which are also important. Keep in mind the one car at a time and the five mile per hour speed limit. Also Bill Gibson has volunteered to do some repair work to the sprinkler system on the Bridge, so if you see that going on, you may want to stop and thank him. Another volunteer that is considering a new project in the Park is Michel Bates who wants to replace the entire knob- and-tube wiring in the covered Bridge with new up to code wiring and has taken that project on. If you see a project in the Park that you would like to do and have the background in, then come into the Office and let's talk about it.

Interim Manager, Tim Heer

## PRESIDENT'S MESSAGE

For those who did not attend the past month's meeting, I will recap what I had to say at that time. I want to say a special thank you to all who took the time to vote. Even if you did not vote for me, it is important to vote to be an integral part of the process. When I ran, I pledged to be open and fair in any decision I make. I appreciate each member's insight and input and welcome anyone to contact me. Some have already done so.

I plan to work in concert with all members of the Board of Directors towards our mutual goals. Each Board Member offers a unique perspective that I will always respect. Each of us obviously cares or we would not have taken the time to run. Paradise Park has always been a very unique and special place to me. My family has been a part of Paradise Park since 1952 and I want to help ensure it remains that kind of experience for everyone else to enjoy. I think if we all think of the Park as a large family, we can resolve many of the issues that we face. If you want to make a positive difference I would encourage you to contact any Board Member or me to get involved in some voluntary capacity. Thanks for everyone's hard work; I look forward to tackling many of the challenges before us.

Sam Cannon

**PARADISE PARK MASONIC CLUB**  
**May 21, 2011 Open Meeting of the Board of Directors –**  
**being recorded**

1.0 OPENING ITEMS

President Sharon Simas called the meeting to order at 9:35 with Directors Cook, Eneboe and McDonald present and Interim Manager Heer. Sign in sheet attached as "A."

Invocation given by Director Cook; flag salute led by Tim Heer.

President Simas directed Interim Manager Heer to remove the banner that had been posted on the Social Hall wall outside.

Sergeant at Arms appointed by President Simas – George Turegano and Paul Dangreau.

Point of Order called by Director Eneboe asking for appointment of new Director by changing the order of the agenda. Vote tied/motion fails.

OPEN FORUM – Shirley Rodder will keep allowed time of 3 minutes per person.

Mark Zevanove – concern on appointment of Director being under New Business rather than at the beginning of the meeting/working with full BoD rather than with only 4 members.

John Mancini – thinks the agenda is correct as currently outlined; concern about how Member petition is being handled by staff.

Gayle Logan-Silva – concern about Robert's taking precedence over our Bylaws; reference to Robert's address in writing by legal counsel

Tony Fleming – concern about division of PPMC Members and the need for healing to begin as we go forward

Robert Wunce – related a story of chatting with a Property/Association Manager about openness of what goes on within PPMC board meetings.

Joanne Nelson – urged all to try to appreciate what we have in PPMC; feels that recent recall was done inappropriately; disturbed by divisiveness in the Park.

John Densem – thinks those Committees with verbal or written reports to be at the beginning of that list.

Linda Dyson-Weaver – Washington Path repair is urged before summer season begins; questions when Robert's trumps Bylaws (response from President Simas to dispel that opinion); bulletin inclusion pointed out; opinion of current BoD members should recuse from holding position of President

Vickie Turegano – concern about Rules being enforced equally.

Ted Keller – concern about governing documents not being followed; perhaps those concerns should be taken to higher authority, such as the State of California.

Barbara Monti – question about inclusion of all BoD members on flowers delivered; requests next bulletin address correct reference of Article numbers; legal counsel should be followed; new BoD Member should be seated.

BOARD ADMINISTRATION ITEMS

President Simas asked that the banner that had been posted on the Social Hall be discussed. Darlene Huckobey reported that her son Derrick observed Gayle Logan-Silva having the banner made recently at Office Max. Gayle Logan-Silva, when questioned, did not deny her involvement but did not accept responsibility either.

LATE AGENDA ITEMS:

Widow's Sons (motorcycle group) asking to have a fund raising event at Cook's Powderhouse; Gary Pirking who has done AED training submitted the request (Attachment B.) They have been asked if they would walk their motorcycles in, but have had no response to that request. **APPROVED** as a one-time only event. Report from Closed April meeting was read by BoD Secretary (attachment C.)

March 19, 2011 minutes **APPROVED** as written

April 16, 2011 minutes **APPROVED** as written

Director's Spotlight Award given to Cheryl and Paul Dangreau for their work on Ad Hoc facilitated meeting and committee that crafted PPMC vision statements. Manager's report – Interim Manager Tim Heer – written report attachment D.

Removal of yard debris; dead lawn removal; presence of loose domestic animals.

Washington Pathway repair brought up in Open Forum asked of Manager. He has asked Building Committee – their fix is an expensive retaining wall. Manager asked to meet with full Building Committee and to perhaps include contractors like Dave Hogue, Marshall Petty and Cyndy Crogan.

President's Report – looking forward to moving ahead; working with staff to see them be user friendly and try to meet the needs of the Membership. Sharon reports that we now have a letter putting us on notice that statements in the bulletin were considered to be harmful to former employee and reiterates that her actions done in that regard were to protect the park.

Treasurer's Report – Diana Cook reports various account balances.

Water report is on the website and is available to the Membership. Meeting was held last Saturday to discuss findings. John Mancini had offered and is working on a summary easily understood addendum. Diana Cook has not yet provided to the office of the worksheets from the field when Granite was working; she will get that done.

Question on the Comcast monies received and how the Treasurer suggests we reserve those monies. Additionally, with a "profit" on the books at year end close per Treasurer's report, what are the intentions of the BoD for prepayments? John Mancini suggests it be put in staggered certificates of deposit in which the maturities will meet the income and cash flow needs. John Mancini had offered and is working on a Summary Addendum, to be more easily understood. He will work with Treasurer to bring to the BoD a recommendation at the June meeting.

- John Mancini had offered and is working on a Summary Addendum, to be more easily understood.

Director Eneboe asked about items in regards to the Recreation Committee, for instance, on Memorial Day week-end Saturday worker's potluck – where does money come from? Same question on annual picnic. What happens to the leftover Recreation Committee unused budget items (closes out at end of the year.) Report should be changed to indicate "holiday party" rather than "Christmas party."

COMMITTEE REPORTS

Building Committee – written report. Manager reminds members to always get sign offs from the Park Office prior to getting a permit. Robert Wunce reports that permits may be costly because PPMC is in a historical zone.

Bylaws Committee – John Mancini reporting for chairman Mark Zevanove.

At the April meeting, Bylaws Committee submitted various items for Bylaws and Rules and Procedures changes as well as Membership petitions. R & P change by petition – no comment.

Bylaws by petition – followed outlined procedure in attempt to get into the April bulletin for printing.

Other 4 items came from the Bylaws Committee.

Staking proposal was approved as given to the BoD but was not what was printed in the bulletin. John Densem stated his objections (as a Member) to the printed version – **APPROVED** to withdraw Proposed Amendment #1.

Petition #1 Bylaws change that deals with vacancy on the BoD – Director Cook moved for the Board to oppose this change. Vote tied/motion fails.

Recreation Committee – liaison Karen Eneboe reminds of the Saturday Memorial Day clean up and hot dog lunch at the picnic grounds afterwards. Pot Luck tonight.

Picnic Grounds Renovation Committee – Jim Clark Haven't had as much volunteer help as they had hoped to have; concrete being poured and may put the committee over budget. AGREED by consensus to request that staff address the issue of wood being used in the barbecue – it is to be charcoal only.

**APPROVED** to allow \$2,000.00 be advanced until their fund raiser.

Dam Committee – the committee feels that they have not yet received complete and accurate information. Staff is requested to figure out what is needed to meet their needs so we can then meet with them. Treasurer Cook received their note of objections and will supply that to the entire board.

Director Eneboe questioned the appropriateness of Barry Brown fund raiser advertised as going to the Historical Committee. Discussion ensued that publicity be changed to reflect that they will recommend the spending of monies collected. **APPROVED** to allow the monies being spent in that manner.

Long Range Planning – Ted Keller

The committee is requesting a laptop computer be purchased for reserve study information. The board had previously accepted a donation of a desktop from Bob Morgan; minutes of July/August/September were reviewed. Suggestion made that the program reside on the currently owned Park laptop, with proper backups being done onto the main PPMC system (with the assistance and advice of our IT vendor) or the concept of remote access is further investigated.

Mediation Committee – liaison Karen Eneboe reports that 4 (Karen Eneboe, Allan Melkian, Alan Shattenburg and Mark Zevanove) of the 5 committee members attended the all-day training – felt that it was well done and contained a lot of great information. The amount advanced for the fifth attendee can hopefully be retained for a future date, when she is able to attend.

Budget Committee – Shirley Rodder presented written report (Attachment E.)

Report reviews the additional revenue raised by last year's special election and how the committee came to make recommendations for spending of the additional monies raised. **APPROVED** to accept their report as presented with the BoD's thanks.

Election Committee – report in Board packet

**APPROVED** to accept the report and ratify the election.

Staking Committee – John Densem

**APPROVED** to accept updated Staking Log (Attachment F)

**APPROVED** to accept 688 Wells as presented. Director McDonald again requested that the acknowledgement of contiguous allotment Members be included or noted on each staking that comes for approval (staff asked to do this, not the Staking committee.) On this allotment, an inconsistency was noted by John Densem and recorded names were appropriately changed at the County.

**APPROVED** 544 Cannan as presented. Ted Keller's feedback was that lots 5 and 6 should be 50 feet, not 48.5 feet – John sees no issue, as St Ambrose goes in and out in that area; adjoining allotment 531 is 48.5 feet and having that depth being 48.5 does not impact Ted's usage.

**APPROVED** 527 Buzel.

418 Avery/420 Olsen staking approved in April – the motion made and passed did not reflect that acceptance of the re-definition of these allotments, although it was inferred. **APPROVED** that the re-definition as well as the staking are accepted. 537 McClain has objected to the November 2010 approval of his staking. BoD Secretary will write a letter to Robert McClain agreeing to have him meet with the BoD.

Question arose as to how Members are notified that a matter concerning them or their allotment will be on the Board agenda. Staff is asked to look into notifying members, assuring that each person has been properly advised.

UNFINISHED BUSINESS

Reverse 911 – Defer to June

New office computer – handled previously.

Legal Counsel – BoD finally got the information, so no action.

Ad Hoc Committee to study P G & E and Comcast interaction during emergencies. John Densem had requested this and said he would ask Don Moore to be involved and coordinate with Interim Manager for a report at the June meeting.

Sorge/Baldrige – manager reports that it is similar to others in the park. Staff to gather information as to location, cost, design and so forth and to coordinate with family and building committee and to have a complete written report in the June board packet.

Bridge grant money – discussion again ensued. Staff is requested to bring back a written report including what an ad hoc committee would be charged with. Report to give the Board enough information to determine if we need to appoint this committee or if a different approach needs to be made. **TABLED** to June.

Dyson/Weaver tree removal neighbor approval follow up. Linda Dyson-Weaver explained it was trim, not a removal and they are getting bids now. If it comes to being, the neighbors will be notified.

Ad Hoc Website committee – now includes Todd Williams, Claudia Slater (replaces Barbara Brown), Shirley Rodder, and hopefully Mark Zevanove. Pool table from last month had been offered to be donated. Interim Manager Heer reported that the Recreation Committee and others do not see a place to locate it. BoD Secretary to write a letter declining the offer with thanks.

Ad Hoc Committee to review fine schedule – Becky Laskey Shari Keller, Tony Fleming volunteered to serve.  
Ad Hoc Committee to look at the viability of a Dog Park. Scotts Valley could be contacted for direction since they have two successful parks. Kirk Stangeland, Ann Pfaff, Jason Morgan, Cheryl Dangreau. Recreation committee had had discussed that, so should be contacted. Cheryl will get people initially together.

Vacancy of Director. Karen Eneboe moved to appoint Pat Herzog. Rescinded. Director Cook moved to appoint Pat Herzog to fill the recent vacancy in the position vacated by the recall of Gayle Logan-Silva. Several question of appropriateness of this appointment and the time line needed. Question called and fails. Motion tied/fails. Eneboe moved to appoint Pat Herzog as Director. Motion tied/fails. Director Eneboe moved to appoint Joanne Nelson as Director. Motion tied/fails. Director Eneboe moved to appoint Bill Lind as Director. Motion tied/fails. Moved to TABLE to June to check with legal counsel. Motion tied/fails.

**Motion to adjourn at 3:50.**

**PARADISE PARK MASONIC CLUB  
June 18, 2011 Open Meeting of the Board of Directors –  
being recorded**

1.0 OPENING ITEMS

President Sharon Simas called the meeting to order at 9:35 with Directors Cook, Eneboe and McDonald present and Interim Manager Heer. Sign in sheet attached as "A."

Invocation given by President Simas; flag salute led by Secretary McDonald.

President Simas appoints George Turegano and Paul Dangreau as Sergeant at Arms; with objection. Membership is advised to keep order and no appointments will be made at this time.

OPEN FORUM – Shirley Radder will keep allowed time of 3 minutes per person.

Directors Eneboe and Cook object to proceeding with only 4 Directors on the Board; request appointment of 5<sup>th</sup> Director.

481 Natalie Heer gave opinion based on Kurt Vonnegut presentation.

Ted Keller spoke to having elected Directors ability to follow adopted policy in working for the Park.

274 Mark Zevanove urged the seating of 5<sup>th</sup> Board Member.

481 Natalie Heer asked what the BoD is afraid of.

233 Barbara Monti spoke to sprinkler system. President Simas stopped conversation as this is part of a confidential settlement agreement.

President Simas warned the members in attendance to conduct themselves properly or she will close the meeting.

233 Rod Monti spoke to the same sprinkler system;

President Simas stopped conversation as it is part of a confidential settlement agreement.

233 Rod Monti suggested that any Member who sues the park could break rules at will.

BOARD ADMINISTRATION ITEMS

Late Additions –

7.23 staking add 206 and 208 Keystone.

5.0 add section (e) Skype compatibility and Conference Direct.

No report from Closed May meeting.

May 21, 2011 minutes discussed. **TABLED** to June for clarification of several items.

Recess 10:10. Reconviene 10:15.

Director's Spotlight Award given by Director Eneboe to Michael Bates for his work on coordinating the Picnic Grounds Kitchen renovation with thanks.

Membership approvals

Pamela Maxwell new Member with purchase of 272 Keystone.

Jennifer Merrett as Alternate Associate to David Friedman at 705 Shrine Way.

Joe Storment, Jr. acknowledged as new Member upon the passing of his father at 491 Knight Templar.

Gaylard Bissell acknowledged as Alternate Associate to Brad Bissell at 557 Crescent Lane.

Skype and Conference Direct – Secretary McDonald spoke to our Bylaws allowing of this type of telecommunication tools. With the potential of more Part-Time BoD Members, it is a great way to allow more BoD communication. Cheryl Dangreau says Steven Brown at 402 Consistory has knowledge in this area..

Question on appropriateness – p 16 of Bylaws read that deals with this issue. **APPROVED** to ask staff to investigate and bring a written report for the July meeting.

Manager's report – Interim Manager Tim Heer – written report attachment B.

Memorial Day clean-up; Washington Pathway; covered bridge grants; secretary computer system upgrade.

Covered Bridge – by consensus, Cyndy Crogan will be asked to spearhead an Ad Hoc Committee on needed repairs.

Washington Pathway – has proposal by Rebecca Dees – will be handled under Building Committee report.

President's Report – National Park Service is here looking at our covered bridge.

Treasurer's Report – Diana Cook reported several Balance Sheet items as of 5/31/11.

We have heard no input from the Water Report since it was posted on the web site. John Mancini distributed the report (Attachment C) he has been working on as directed by the Board. Several questions for further clarification. Final report to be to the BoD by Monday 6/27/11 so that it could be distributed at the Annual Meeting. Copies of items requested last month – Diana indicated that she would be willing to try to find out if the office has copies already and if not, to have copies made.

Director At Large Eneboe reminds all that tonight is first Hot Dog Pulluck at the picnic grounds. Annual meeting is 7/2/11 at 7:30. Annual picnic is 7/3/11 at 12:00 at the picnic grounds. Asks why the agenda has not been officially accepted and the 5<sup>th</sup> Director cannot be changed in order.

COMMITTEE REPORTS

Building Committee – written report.

Washington Pathway – Interim Manager is proposing that Dee and Associates be asked to be hired to engineer upgrades. The proposed \$1,200 would be to determine the forces involved; she does not do the design, the drawings or the structure. **APPROVED** to appoint a Blue Ribbon committee to provide professional consultation and to task the panel for writing some instruction for our Manager about the

care of our public works, i.e., roads, drains, storms, earthquakes, fires. Qualified people include addressing Public Works items:

Malcolm Kirby, Marshall Petty, David Houge  
Bill Gibson, George Saam, Greg Laskey,  
Claude Lindquist, Todd Lindquist, John Mancini,  
Cyndy Crogan

Tree Committee – Cheryl Dangreau

224 Gavin – refer to Manager

460 Sand – **APPROVED**

430 Schaupp – by general consensus, Tree Committee is to ask the Member to get written opinion of an arborist.

Recreation Committee – Shirley Moore

Working on a budget to increase the funds allocated – will be given to the new Board. Request that the Bocce Court be brought up to good condition – Manager will investigate. A general Chairman for Labor Day events is being sought. All Wheels Parade is 7/4/11 at 1:00. A new coordinator for the summer hot dogs roasts is needed.

Bylaws Committee – Mark Zevanove

Recommendation to have 5<sup>th</sup> Director seated immediately.

Bylaws convention – over seen by an attorney suggested.

Committee is asked to look into guest privileges; parliamentary authority.

Dam Committee – clarification that the BoD has all items of question from the committee; Treasurer Cook to oversee.

Recess 11:40 Reconvene 11:50

Long Range Planning – Ted Keller

Chairman Keller reports that he has picked up the PPMC laptop and has been working on getting it up to working condition. **APPROVED** to allocate an amount not to exceed \$200 for the upgrade of the AFI program. ERT – Ray Hoffman – see attachment D

Budget Committee – no report but BoD asks for revised budget to be presented after 7/31 end of first quarter..

Election Committee – ratification of Leigh Wunce, Chairman and Tony Fleming, Tiny Sand, Pat Herzog, David Friedman (Marty Miller will replace any as needed.) **APPROVED.**

911 Ad Hoc Committee – Bob Morgan

Good concepts – Bob offers to be on committee to further investigate; rest to be named by next BoD.

Website and Bulletin Ad Hoc Committee –

**APPROVED** to allocate an amount not to exceed \$200 to purchase the domain name "PPMC-SC.org" for a ten year period. By consensus, the Committee is asked to now proceed with the contents.

Director Eneboe – roles played by Editor and BoD. Member Shirley Radder, Directors Eneboe and McDonald will work together to craft a policy to be presented in July. Discussion about inclusion of financials and keeping the bulletin on the open portion of web site as previously approved by the BoD.

**APPROVED** to have hard copy bulletin sent to all 391 members for next 1-2 months (with two abstentions.)

Staking Committee – John Densem

**APPROVED** to accept updated Staking Log (Attachment E.)

**APPROVED** to accept definition as presented for 206 Keystone and to restake as needed (206 Brown/208

Doolittle.) Will need approval at planning and assessor's offices.

**APPROVED** to accept 430 Joppa Schaupp as presented. Director Eneboe requests that paperwork clarification of notices sent and returned be worked on by staff.

Chairman Densem commended Director Eneboe for her input and activity as liaison.

UNFINISHED BUSINESS

Vacancy of Director

Motion to appoint Pat Herzog as Director. Vote tied/vote fails.

**Adjournment 1:17**

## **DRAFT MINUTES**

### **PARADISE PARK MASONIC CLUB**

#### **July 23, 2011 Open Meeting of the Board of Directors – being recorded**

##### 1.0 OPENING ITEMS

President Sam Cannon called the meeting to order at 9:40 with Directors Brandenburg, Cook, McDonald and Simas present and Interim Manager Heer. Sign in sheet attached as "A."

Invocation given by Director Simas; flag salute led by Director Cook.

##### OPEN FORUM

708 Griff Nelson – concerns about corporation status as recreational community See attachment B

Bill Lind – comments in regard to water line under the river – Water/Roads report

Bob Morgan in hospital

##### BOARD ADMINISTRATION ITEMS

##### Late Additions –

New Business – Robert's Rules and Small Board procedure

Unfinished Business – Skype/Conference Direct and Schaupp tree

Report of May and June closed board meetings read (see attachment C & D.)

**APPROVED** minutes of May 21, 2011 as written with 4/1 vote.

**APPROVED** minutes of June 18, 2011 minutes as written with audience objection and 4/1 vote.

Director's Spotlight Award given by Director Simas to Shirley Radder.

Membership approvals as noted in the closed action items.

Manager's report – Interim Manager Tim Heer – written report attachment E (Board actions noted)

PG & E trimming/removals – resultant chips being used around the park.

Trees needing trimming – requests \$6,000 of \$7,000 budget. **BY CONSENSUS**, staff is to get tree committee involved in this process.

Drain/collection boxes cleared/repared/reworked.

Sip/fall occurrence – Member ok.

Water line repairs made

BoD policy of Orientation members on allotments without Collective Member present is being worked on.

(As notes, Bylaws Committee is being requested to clarify and rewrite as needed that portion of the Rules and Procedures.)

President's Report – Sam Cannon – focusing on harmony/mutual respect – thanks to the membership – open to communication.

Treasurer's Report – Gary Brandenburg – mirrors Sam's comments as above.

Field audit happened last week. Various balance sheet items noted; hopes to invest some of our money in better earning accounts. Budget close to approved amounts for this time of the year. Current CDs and rates discussed, as well as pay-down of loans and investment of Comcast income.

#### **COMMITTEE REPORTS**

Staking Committee – John Densem

**APPROVED** to accept updated staking log attachment F.

**APPROVED** to accept 206 Owens as presented.

**APPROVED** to TABLE 208 Doolittle to this afternoon closed meeting.

**APPROVED** to accept 672 Slater as presented.

Recreation Committee – reminder of hot dog pot luck in picnic grounds.

Bocce court standards reported on by Interim manager Heer; suggests Recreation Committee allocate some funds to handle that; discussion of upkeep needed. Staff to investigate and take care oyster shells or as needed within the next month and is to be R & M budget item.

Bylaws Committee – Mark Zevanove

Jim Barbera and Pat Herzog request being put on committee. Meeting Saturday 7/30 at 10:00. In regards to the changes proposed and given to the BoD by Bob Morgan, committee is willing to review and given input to the BoD. Discussion ensued about Bylaws and changes and getting legal opinion about those change as well as opening discussion to the Membership.

**APPROVED** to ask the Bylaws Committee to review and comment upon Morgan proposals.

**APPROVED** to add Jim Barbera and Pat Herzog to the committee and Pat McDonald to act as liaison.

Insurance Committee – Pat Herzog

Renews in October – D & O at this point will increase by \$95.

Picnic Grounds Renovation Committee – Jim Clark  
Painting done. Need great turnout for Labor Day dinner to raise more funds to complete.

ERL – Ray Hoffman – see attachment G

Ad Hoc Committees – Director Simas reports that all have met – 911 ad hoc/dog park committee/blue ribbon/fines schedule review.

Mediation Committee – Mark Zevanove

**APPROVED** to add Karen Eneboe as member of the committee.

#### **UNFINISHED BUSINESS**

Skype/Conference call system – staff will continue to look into both systems.

430 Schaupp tree – **APPROVED** to allow the trimming to happen as presented and recommended by the tree committee in June.

#### **NEW BUSINESS**

503 Mancini boundary markers – **APPROVED** to **TABLE** to closed session. John reminds the BoD that his request is to have the staking committee involved in his placing those markers.

Motion to adopt Robert's Rules for the 2011-12 BoD year; discussion ensued. Amended to state that

Robert's is to be used to run BoD meetings alone and that they do not supersede PPMC governing documents; amendment withdrawn. By consensus **TABLED** for further discussion.

#### **INFORMATION**

Results of Friday open Forum was distributed to those in attendance. It will be done before the August meeting on Friday.

**With no further business, meeting adjourned at 12:20.**

#### **DRAFT MINUTES**

##### **PARADISE PARK MASONIC CLUB**

##### **July 2, 2011 Annual Membership Meeting – being recorded**

President Sharon Simas called the meeting to order at 7:30 with Directors Cook, Eneboe and McDonald present and Interim Manager Heer.

Invocation given by George Turegano; flag salute led by Bob Morgan.

Starlet Saam was introduced as Parliamentarian; she gave instructions to those in attendance.

Necrology for those we have lost this last year was read by President Simas. See attachment A.

Attendance: Interim Manager Tim Heer reported that there are 133 Members in attendance and 83 Proxies for a total of 216. A Quorum being 25% of Members in good standing, and there being 133 Members and 83 Proxies. President Simas announced that a quorum has been established.

The 7/3/2010 minutes of last year's Annual meeting were **APPROVED** by a rising vote as submitted.

Thanks to Volunteers certificates given to applaud all the efforts that are expended in Paradise Park.

President's report – President Simas reviewed – attachment B

Financial – Water loan restructure – reduced insurance – flea market – Comcast settlement

Facility – picnic grounds – reroof the bridge – social hall renovation

Administration – legal advice binder – water project recap report – new official website ppmc-sc.org – developing utilization of Skype and Conference Direct

Working on – fines schedule – dog park – Blue Ribbon Committee to study & assess the infrastructure – reverse 911 system.

Director's spotlight awards –

Committees – mediators now trained

Office Administrator Annie Levy hired and has done an amazing job. She was presented with flowers and certificate of appreciation for everything she does.

Secretary's report – see attachment C

12 open, 16 closed meeting minutes; 225-plus pieces of correspondence done. Did a census of full time/part time allotment residencies in the park... 180 full time (46%) and 211 part time (54%).

Treasurer's report – PPMC in the black; water project recap close to done. See attachment D

Director at Large – see attachment E

Reviewed seating of 5<sup>th</sup> Director; consternation about legal opinion; information about guest privileges recently presented; welcomes all to Annual Picnic.

Interim Manager report – see attachment F

Admin issues have been multiple elections;

infrastructure drain and slide issues handled; working with P G & E for tree trimming and removing brush.

Committee reports

ERT – Ray Hoffman – reports emergency calls done – attachment G  
Fire Brigade – Butch Downing – thanks for all help – new fire truck with grant money  
Picnic Grounds – Jim Clark – attachment H  
Mediation Committee – Allan Melikian – recognizes the committee members with thanks  
Bylaws Committee – Mark Zevanove – thanks the members and invites new people  
Tree Committee – Cheryl Dangreau – recognizes committee members  
Flea Market – Alcinda Walters – reminds everyone August 6/7 – looking for donations. Preview night 8/5. Needs volunteers for setting up starting Sat, July 30. New Collective Members announced – see Attachment I.  
Golden Trowel award presented to Don Moore with thanks for his many years of service.  
PPMC Mission, Value and Vision Statements – Cheryl Dangreau, chairperson  
Background and developmental information given by Paul Dangreau. Statements were crafted with the input of over 100 community members.  
Mission Statement – states the fundamental reason for being and answers “what do we do.” M/S to accept as presented. Discussion ensued. Ayes = 84; Nays = 116; motion fails.  
Vision Statement – defines the way the organization looks in the future. M/S to accept as presented. M/S amendment to consider the vision statement and value statement together. Motion passes. Value Statement – beliefs that are shared by the organization. M/S to accept both statements as presented. Discussion ensued. Motion fails.  
Open Forum  
Tim Heer, Interim Manager – reminded all of attendance and handling of credentials  
Lois Murphy (403) – history of Past President’s Committee  
Bob Blendle (464) – reiterated those words!

Bob Sand – (460) clarification of Past Presidents  
Char Hoffman (345) – disappointment expressed in attitude of members present and voting  
Tony Averill – (554) – takes exception with annual membership meeting following Robert’s Rules  
Announcement of Election Results

Leigh Wunce, Chairperson  
288 received, 2 not counted  
Jim Barbera 132 votes  
Gary Brandenburg 166 votes  
**Elected**  
Sam Cannon 158 votes  
**Elected**  
John Mancini 112 votes

Proposal #1 – Trusts – 188 Yes – 92 no

**PASSES**

Proposal #2 – Financial obligation – 173 yes, 103 no

**PASSES**

Proposal #3 – Renting – 97 yes – 185 no

**FAILS**

Petition #1 – Vacancy of Director – 149 yes – 135 no

**PASSES**

Petition #2 – Committee manual included in R & P – 141 yes – 130 no **PASSES**

Neil Nordstrom read the Code of Ethics to the S-Board Members, who agreed to abide by it and signed them. (Attachments J-> N)

Neil Nordstrom read the Fraternal Pledge to those in attendance.

**With no further business, meeting adjourned at 9:57 p.m.**

**DONT FORGET!**

**PPMC FLEA MARKET  
AUGUST 6<sup>TH</sup>-7<sup>TH</sup>  
9:00 TO 3:00 BOTH DAYS!  
WITH A PREVIEW NIGHT ON  
FRIDAY AUGUST 5<sup>TH</sup>  
@ 7:00 P.M.**

**PROCEEDS TO IMPROVE  
OUR BEAUTIFUL  
PARK PARADISE!**

**VOLUNTEERS NEEDED TO  
HELP WITH SETTING UP THE  
SOCIAL HALL.**

**HELP!**

In an effort to produce new PPMC t-shirts and sweatshirts, we are trying to locate any and all information Regarding this logo.



If you have any information or knowledge, or know how to recreate it, please contact Fred Dunn-Ruiz @ 426-6472

### MEMBERSHIP APPLICATIONS PENDING

<u>MEMBERS</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
Julian Phillips	1/28/2011	Earl Norris	201Keystone
Tamara Rabb-Daggs	7/15/2011	Marilyn Wells	688 St. Paul
Mark Treuge	7/22/2011	Bob Biendle	464 York
<u>ASSOCIATE</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
Andrew J. Brown	10/14/2010	George M. Brown	240 Washington
Linden Swanson	10/18/2010	Claire Brainard	577 Scottishrite
Elizabeth Arzouni	4/29/2011	William Crogan	370 Eastern Star
Joe Storment III	6/28/2011	Joe Storment, Jr.	491 Knight Templar
Elizabeth J. Chavoor	7/5/2011	Winston W. Chavoor	115 Keystone Way
Gabriella Little	7/20/2011	Craig Little	232 Temple Lane
Elna Felich	5/17/2011	Don Moore	463 York Ave.
<u>ALTERNATE</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
Jessica Snyder	11/16/2010	Karla James	64St.Augusti
Kimberly Vines	12/21/2010	Marshall Shoquist	472 York Ave.
Gregory A.W. Schack	7/11/2011	Francis J. Freenor III	161 St. Bernard St.



### ELECTION RESULTS

GARY BRANDENBURG-166 PROPOSAL #1- Trusts-**188**-yes 92-no **PASSES**  
SAM CANNON- 158 PROPOSAL #2-Financial Obligation-**173**- yes 103- no **PASSES**  
JIM BARBERA- 132 PROPOSAL #3-Renting- **97**-yes **185**- no **FAILED**  
JOHN MANCINI- 112 PETITION #1- Vacancy of Director- **149**- yes **135**- no **PASSES**  
PETITION #2- Committee Manual included in R & P- **141**- yes **130**-no **PASSES**

### PARADISE PARK'S NEW BOARD OF DIRECTORS

President- Sam Cannon  
Vice President- Diana Cook  
Secretary- Pat McDonald  
Treasurer- Gary Brandenburg  
Director at Large- Sharon Simas

PPMC Open Membership Forum  
 Friday August 19, 2011  
 6-8 p.m.  
 Social Hall

Bring your questions, cares and  
 concerns for an open, positive  
 discussion.  
 Along with your best attitude!

Contact Sharon Simas with any  
 questions  
 209-598-1781

Don't forget  
 Friday August 5<sup>th</sup>  
 Flea market preview night!

7:00 p.m.  
 SOCIAL HALL  
 \$5.00 AT THE DOOR

DRINKS AND APPETIZERS WILL  
 BE SERVED.  
 COME AND SEE ALL THE FLEA  
 MARKET TREASURES!

CONTACT ALCINDA WALTERS  
 FOR MORE DETAILS @ 425-2842

**PPMC BUDGET VS. ACTUAL  
 MAY-JUNE 2011**

PPMC Budget versus actual

May-June 2011 16.7 % of the fiscal year

Ordinary Income/Expense

Income

May - Jun 11	Budget	\$ Over Budget	% of Budget
-----------------	--------	-------------------	----------------

16.7%

of fiscal yr

5401.00 - Member Assessment Fees Earned	86,306.00	519,920.00	(433,614.00)	16.6%
5402.00 - Member Annual Dues	6,516.00	55,392.00	(48,876.00)	11.76%
5403.00 - Transfer Fees - Membership	1,400.00	2,500.00	(1,100.00)	56.0%
5430.00 - Discounts taken	10.10			
5451.00 - Penalties/Fines	0.00	5,500.00	(5,500.00)	0.0%
5452.00 - Member Delivery Surcharge	25.00			
5453.00 - Finance Charges-Members	1,040.81	4,000.00	(2,959.19)	26.02%
5455.00 - Facility & Equipment Use Fees	275.00	1,500.00	(1,225.00)	18.33%
5456.00 - Comcast Income	2,519.17	8,000.00	(5,480.83)	31.49%
5457.00 - Interest Earned General Fund	181.09	1,000.00	(818.91)	18.11%
5471.00 - Bulletin Subscriptions/Ads	40.00	200.00	(160.00)	20.0%
<b>Total Income</b>	<b>98,313.17</b>	<b>598,012.00</b>	<b>(499,698.83)</b>	<b>16.44%</b>

Gross Profit

98,313.17 598,012.00 (499,698.83) 16.44%

Expense

Total 6000.50 - Personnel costs	24,193.40	220,500.00	(196,306.60)	10.97%
Total 6031.50 - Insurance Expense	8,461.42	60,000.00	(51,538.58)	14.1%

6049.00 - General & Administrative Exp

6041.00 - Office Supplies/Expenses	930.49	4,000.00	(3,069.51)	23.26%
6041.50 - Computer expenses	1,259.07	2,000.00	(740.93)	62.95%
6042.00 - Postage	53.15	2,000.00	(1,946.85)	2.66%
6043.00 - Telephone/Communications Exp.	768.51	5,500.00	(4,731.49)	13.97%
6044.00 - Propane Off/Picnic/Social/Fhse	0.00	6,000.00	(6,000.00)	0.0%

6045.00 · Electric Expense Park/office	1,792.74	10,000.00	(8,207.26)	17.93%
6231.00 · Dues, Subscriptions, Misc. Fees	450.00	500.00	(50.00)	90.0%
<b>Total 6049.00 · General &amp; Administrative Exp</b>	<b>5,253.96</b>	<b>30,000.00</b>	<b>(24,746.04)</b>	<b>17.51%</b>
6053.00 · Security/Safety Expense	0.00	1,000.00	(1,000.00)	0.0%
6053.50 · ERT Training	0.00	3,260.00	(3,260.00)	0.0%
<b>6059.00 · Member Service Expense</b>				
6052.00 · Water Purchase Expense	16,545.10	120,000.00	(103,454.90)	13.79%
6055.00 · Member Mailing Printing	1,138.79	3,500.00	(2,361.21)	32.54%
6056.00 · Member Mailings Postage	721.16	2,000.00	(1,278.84)	36.06%
6057.00 · Garbage disposal				
6027.00 · Trash Pickup pd to Green Waste	0.00	3,000.00	(3,000.00)	0.0%
6028.00 · Garbage accruals for membership	5,017.80	5,018.00	(0.20)	100.0%
6058.00 · Yard Waste	162.15	2,000.00	(1,837.85)	8.11%
<b>Total 6057.00 · Garbage disposal</b>	<b>5,179.95</b>	<b>10,018.00</b>	<b>(4,838.05)</b>	<b>51.71%</b>
<b>Total 6059.00 · Member Service Expense</b>	<b>23,585.00</b>	<b>135,518.00</b>	<b>(111,933.00)</b>	<b>17.4%</b>
<b>6060.00 · Tax Expenses</b>				
6061.00 · PPMC County Property Taxes	9,000.00	54,000.00	(45,000.00)	16.67%
6062.00 · State Taxes/Federal Taxes	0.00	1,000.00	(1,000.00)	0.0%
<b>Total 6060.00 · Tax Expenses</b>	<b>9,000.00</b>	<b>55,000.00</b>	<b>(46,000.00)</b>	<b>16.36%</b>
6064.00 · Permits/Filing/Nonprofit Fees	108.00	1,000.00	(892.00)	10.8%
6072.00 · Rec. Activities Annual Bdgt	416.72	3,000.00	(2,583.28)	13.89%
6074.00 · Director's Board Expenses	760.06	1,100.00	(339.94)	69.1%
6077.00 · Other Miscellaneous Expense	0.00	500.00	(500.00)	0.0%
<b>Total 6079.00 · Repair &amp; Maint of vehicles</b>	<b>388.09</b>	<b>8,250.00</b>	<b>(7,861.91)</b>	<b>4.7%</b>
<b>6200.00 · Repairs &amp; Maintenance Buildings</b>				
6201.00 · R & M Office Building	70.05	15,000.00	(14,929.95)	0.47%
6202.00 · R & M Firehouse	0.00	500.00	(500.00)	0.0%
6203.00 · R & M Social Hall	0.00	4,000.00	(4,000.00)	0.0%
6204.00 · R & M Gate House/Picnic Equip	1,415.33	500.00	915.33	283.07%
6206.00 · R & M Covered Bridge	0.00	5,000.00	(5,000.00)	0.0%
6208.00 · R & M General Building	5.07	1,000.00	(994.93)	0.51%
<b>Total 6200.00 · Repairs &amp; Maintenance Buildings</b>	<b>1,490.45</b>	<b>26,000.00</b>	<b>(24,509.55)</b>	<b>5.73%</b>
<b>6219.00 · Equipment Expenses</b>				
6071.00 · Small Tools/Shop Supply/Repairs	0.00	1,500.00	(1,500.00)	0.0%
6210.00 · Equipment Rental	0.00	500.00	(500.00)	0.0%
6211.00 · R & M Office Eq/Generator	0.00	500.00	(500.00)	0.0%
<b>Total 6219.00 · Equipment Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>(2,500.00)</b>	<b>0.0%</b>
<b>6219.50 · Repair &amp; Maint Infrastructure</b>				
6220.00 · R & M General	0.00	500.00	(500.00)	0.0%
6221.00 · R & M Water System	55.00	750.00	(695.00)	7.33%
6222.00 · R & M Grounds	52.21	1,000.00	(947.79)	5.22%
6223.00 · R & M Roads	15.80	1,000.00	(984.20)	1.58%
6224.00 · R & M Tree Trimming/Maintenance	0.00	7,000.00	(7,000.00)	0.0%
6225.00 · R & M Drains	47.56	1,000.00	(952.44)	4.76%
6227.00 · R & M Slides	0.00	500.00	(500.00)	0.0%
6228.00 · R & M Recreational Facilities	0.00	500.00	(500.00)	0.0%
<b>Total 6219.50 · Repair &amp; Maint Infrastructure</b>	<b>170.57</b>	<b>12,250.00</b>	<b>(12,079.43)</b>	<b>1.39%</b>
6229.00 · R & M General Expenses	7.84	2,500.00	(2,492.16)	0.31%
<b>6238.00 · Professional Services</b>				
6232.00 · Accounting/Audit Expense	0.00	9,000.00	(9,000.00)	0.0%
6233.00 · Legal Expense	162.50	10,000.00	(9,837.50)	1.63%
<b>Total 6238.00 · Professional Services</b>	<b>162.50</b>	<b>19,000.00</b>	<b>(18,837.50)</b>	<b>0.86%</b>
6239.00 · Historical Committee Expense	(50.00)	600.00	(650.00)	(8.33%)
<b>Total Expense</b>	<b>73,948.01</b>	<b>581,978.00</b>	<b>(508,029.99)</b>	<b>12.71%</b>
<b>Net ordinary income</b>	<b>24,365.16</b>	<b>16,034.00</b>	<b>8,331.16</b>	<b>151.96%</b>

5404.00 - New Member Initiation Fees	0.00	15,000.00	(15,000.00)	0.0%
5407.00 - Donations-Soc Hall restricted	78.00			
5409.00 - SBA Special Assess Princ Earned	2,000.00	12,785.00	(10,785.00)	15.64%
5409.10 - SBA spec assess interest earned	1,610.00	8,875.00	(7,265.00)	18.14%
5458.00 - Interest Earned Init Fee Rsrv	140.96			
5462.00 - Water Loan Pymt Interest income	5,639.72	32,560.00	(26,920.28)	17.32%
5463.00 - Water Loan Acct Interest income	14.94			
5465.00 - Restricted Comcast Settlement	68,425.00			
<b>Total other income</b>	<b>77,908.62</b>	<b>69,220.00</b>	<b>8,688.62</b>	<b>112.55%</b>

5414.10 - Fireman's Fund Grant expense	705.81			
6204.10 - Picnic Ground 2010-11 renovat'n	7,570.21			
6207.00 - Social Hall Renovation expenses	62.66			
6239.50 - New Memb Init fees to Capital	0.00	15,000.00	(15,000.00)	0.0%
6240.00 - Interest/Princ Expense SBA Loan	1,515.01	21,660.00	(20,144.99)	7.0%
6242.00 - Interest Expense Water Loan	4,154.57	24,000.00	(19,845.43)	17.31%
9500.00 - Capitalize Fixed Assets (Desig	0.00	5,000.00	(5,000.00)	0.0%
<b>Total other expense</b>	<b>14,008.26</b>	<b>65,660.00</b>	<b>(51,651.74)</b>	<b>21.34%</b>
<b>Net other income</b>	<b>63,900.36</b>	<b>3,560.00</b>	<b>60,340.36</b>	<b>1,794.95%</b>
<b>Net income</b>	<b>88,265.52</b>	<b>19,594.00</b>	<b>68,671.52</b>	<b>450.47%</b>

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
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## Improvements for Sale by Member

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 a allotment improvements should be addressed solely to the seller.

SECTION 1			
410 Keystone	David Mahan 831-469-0836 831-247-4918	Make an Offer!	3 bedroom, 1 bath Paved parking for 4 cars. Carport. Deck over river. Large storage w/ laundry. Large patio. Great sun. View of the bridge! Pellet stove/fridge/oven/washer-dryer included.
527 St. Ambrose	Brana Buzel and Sherman Amsel 415-479-8122 831-423-4726	\$240,000 No Financing	2 BR suite (up 2.5 BA. 1441 sq. ft. home next to an open, sunny lot. Vaulted ceiling w/ skylight in living room. Enclosed, private patio. Full garage w/ additional parking. TONS of storage space! Included: new, large capacity W/D, recently inspected septic tank, all electric kitchen w/ fridge, micro and sunlight tunnel
421 Joppa St	Chris c/o Mark Hawkins (831) 332-2758 or Hawk570@hotmail.com	<del>\$239,000</del> No Financing New price \$219,000	2 BR, 1 1/2 BA on large, flat, sunny lot with art studio & workshop. Remodeled formal living room and large kitchen w/ family room. Big driveway with lots of parking and huge 2 car garage. Dual pane windows, vaulted ceilings, automated sprinklers, fireplace & gas heaters. Near river, with gardens, private patio and wonderful views! Clean and move-in ready.
437 York	Lagille Rodriguez (650) 802-8341 (650) 504-5027	\$345,000 Fully furnished	3BR, 2BA two story home with view of covered bridge. Fully updated in 2009 - new furnace, stainless steel appliances. Brand new trex deck. Hot tub
462 York Ave	Pat Herzog 831-458-9841	\$270,000 No Financing	2BR, 2 BA, 1,100 sq. ft. of improvements. Newly decorated; split level; great natl. light. Crown molding' forced air heat + gas log stove; walk in closet; inside laundry; lg front deck w/all day sun' 1 car garage; new paint; all appl. Included. Move in ready.
464 York Ave	Robert (Bob) Biendle 429-9420 or P. Herzog 458-9841	<del>\$239,000</del> Now \$197,500 No Financing	1 BA, 2 BR, 1100 sq ft improvements. Skylights, low maintenance, newer construction, full foundation, forced air heat, 8' x 10' storage shed. Ready to move in. Frig. stove, 6kw generator, washer & dryer. Private 16' x 14'deck, Room for additional BA.

468 York Ave	Todd Hoffman 423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 1/2 bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 <sup>nd</sup> floor & electric ceiling heat. 2 stoves & fridge.
412 Keystone Way	Mohammad Alam Contact @Mark Zevanove, Agt. 831-458-1222	295,000	Your palace by the river. Located on 3 lots with 3 BR, 2BA, including an in-law unit downstairs with its own kitchen, living room, & bath. Recent upgrades include roof, bathroom and kitchen. All appliances and furnishings are included with the exception of 4 religious items.
<b>SECTION 2</b>			
284 Keystone Way	Burt Prater Contact Richard Prater @209-966-6972	\$175,000	2 BR, 1 BA allotment 698 sq.ft. Improvement. Cozy cabin with good river frontage. Nice central location with large L/R Dining/kitchen/eating bar combo. Room for garden on both sides. All furnishings and appliances included in sale. (stove does not work)
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	<del>\$260,000</del> Now <del>\$198,000</del> \$175,000	2 BR, 1BA, Vaulted ceiling in living rm with large propane fireplace, separate dining rm. New carpet. Kitchen with fridge, stove, dishwasher, microwave. Large covered porch & deck. Freshly painted interior. Laundry & shower facilities below main cabin. Move in ready.
285 The Royal Arch	William Berkowitz 714-838-5912 <a href="mailto:grumpyoldbear@sbcglobal.net">grumpyoldbear@sbcglobal.net</a>	\$399,000 Financing Available	3 BR, 2 BA, approx. 5600 Sq. Ft. Allotment, 2000 Sq. Ft. Improvements. Custom 2 story home, new roof, skylights, dual pane windows, wood burning stove + gas heaters, new kitchen, granite countertops, garage, laundry room, workshop, private patio & decks with Jacuzzi, turnkey ready to move in. Appliances include GE Profile gas stove, microwave, dishwasher & fridge.
326 The Royal Arch	Cara Feyas 505-984-1098	\$295,000 Financing available	2 BR, 2 BA, 2600 sq. ft. allotment, approx. 1400 sq. ft. improvements. Great house. Priced to sell !! Appliances included in the sale: Fridge, Dual Fuel Range, D.W., & washer/dryer.
<b>Section 3</b>			
210 Keystone	Mark Akin 925-258-9715	New Price \$329,000	Remodeled 3 bedroom, 2 bath (approx. 18010 Sq. Ft) with attached two car garage on large flat landscaped allotment. Lots of charm!
<b>SECTION 4</b>			
610 Keystone Way	Gail Marshak  (760) 777-1323	\$219,000	Cozy & charming 2BR, 1 1/2BA. Sunny location over-looking the river from large redwood deck. Street level (Kitchen/Dining/BR's/BAs). Middle level (LR/DR/Deck). Lower level /Garbage Disposal & Frig. Knotty Pine white-washed downstairs w/Swedish Fireplace. New Water Heater, updated foundation & septic (2007). Must see. Owner is a CA Realtor.
616 St. Augustine Ave	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Soji dividers. Deck overlooks the river. <b>Hydraulic floor.</b>
662 St. Augustine Ave	Dale F. Bradshaw 425-6594	NEW ! 150,000 No Financing	3BR, 2BA, 1800 Sq.Ft. improvements, 1950 Sq. Ft. allotment. Upstairs/ Street Level, living room w/ fireplace. Kitchen, dining, master br, 1 bath, sunny deck overlooking river. Downstairs 2 BR, 1 BA + great room. Basement washer/dryer, shop, storage. New roof '06, new septic '04, central heat/new heater '02. Refrigerator w/ ice/water, dishwasher gas stove & microwave.
650 St Augustine	Jean Mackenzie (510) 523-8865	\$225,000 OBO	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is – Deck needs to be replaced. Stove & Refrigerator included in sale.
688 St. Paul	Marilyn Wells Contact Katherine Couture 925-525-3380 Sale Pending	\$175,000 No Financing	2 BR, 2 BA, 1044 sq. ft. improvement, 4200 Sq. ft. allotment built in 1929. This gem of a home has 2 decks overlooking Eagle Creek. Open beam ceilings and freestanding gas stove with thermostat in living room. Appliances/furnishings included in the sale are refrigerator, oven/cook top gas-burning washer and dryer.
696 St. Johns St	Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027	Reduced \$179,000 Partial Financing Make Offer	2BR, 1 BA + 1 detached BR, on quiet street w/ flagstone patio, new roof, updated foundation 2002, Knotty Pine LR, new Hardwood floors & newer carpeting, wood burning stove + forced air heating. New stainless steel appliances in kitchen, large laundry room, lots of storage. Appliances included: electric range, microwave, dishwasher, washer dryer, some furnishings included. See photos & additional info at <a href="http://www.696saintjohns.weebly.com">www.696saintjohns.weebly.com</a>

Section 6			
113 Keystone Way	Jeffrey LeBoeuf 209-527-0729	\$229,000	Immaculate 1 BR 1 BA built in 1979. Turnkey, all new carpet And flooring. New paint inside and out. New treck deck, sunny, landscaped yard. Cement driveways and carport. Fireplace that heats entire home. Dishwasher, washer/dryer included.
169 St. Bernard	Patrick & Dale Schaefer Mark Zevanove Agt. 831-588-2089	\$375,000	4 BR, 2 1/2 BA 2200 Sq. Ft. improvement. What a gem! This is the house of your dreams. Modern, river view home. Call Agent Mark Zevanove for showings. Two car Garage.
177 St. Bernard	Garrett Lenz Mark Zevanove Agt. 831-588-2089	\$195,000	4 BR, 2 BA 1736 Sq.Ft. improvement. Large home on the river. Unique floor plan. Can re- build new 1736 sq. ft. home on site. Call agent Mark Zevanove for showing @ 831-588-2089.
196 St. Bernard St.	Gretchen Logan 831-227-7712	\$275,000 OBO Financing Available	2 BR, 1 BA, improvements 1,175 sq. ft. Large sunny allotment on river. Double car garage & workshop below main house. Lg. carport for boat or storage. Knotty Pine interior. Water assessment paid in full. Gas stove, refrig & microwave.



**PLEASE NOTE:**

At the June 18<sup>th</sup> Board of Directors Meeting, it was set as policy that anyone living in PPMC without a Collective Member present will need to go through the Orientation process. Please call the office for more information and Annie will be happy to set up the meeting with the Orientation Committee. 423-1530

## Calendar- August

### AUGUST

1 Mon	Knitten Kittens	11:30	Sm. Social Hall
2 Tues	Tuesday Morning Coffee	9:00	Sm. Social Hall
5 Fri	Flea Market Preview	7:00 p.m.	Large Social Hall
6 Sat	Flea Market	9-3 p.m.	Large Social Hall
6 Sat	Hot Dog potluck	5:30	picnic grounds
7 Sun	Flea Market	9-3 p.m.	Large Social Hall
8 Mon	Flea Market Clean Up		Large Social Hall
9 Tues	Tuesday Morning Coffee	9:00	Sm. Social Hall
11 Thursday	Historic Tour	10:00	Picnic Ground
13 Sat	Fire Brigade	9:00	Fire House
13 Sat	Hot Dog Potluck	5:30	Picnic Ground
14 Sun	Baby Shower	11:00	Picnic Ground
16 Tues	Tuesday Morning Coffee	9:00	Sm. Social Hall
19 Fri	Open Membership Forum	6-8	Social Hall
20 Sat	Board of Directors Meeting	9:30	Social Hall
20 Sat	Walking Tour	9:00-4:00	Picnic Grounds
20 Sat	Hot Dog Potluck	5:30	Picnic Grounds
21 Sun	Shriner's Picnic	11:30-4:30	Picnic Grounds
23 Tues	Tuesday Morning Coffee	9:00	Sm. Social Hall
27 Sat	Park Section Parties		
30 Tues	Tuesday Morning Coffee	9:00	Sm. Social Hall

## SAVE THE DATE!!

PARADISE PARK'S SECTION PARTIES WILL BE HELD  
THIS YEAR ON AUGUST 27<sup>TH</sup>, 2011  
SECTION HOSTS- PLEASE NOTIFY THE OFFICE OF  
YOUR PLANS AND NEEDS SO WE CAN BEST SERVE  
YOU!



### LABOR DAY WEEKEND EVENT SCHEDULE

#### Saturday

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Adult Tennis	8:00 A.M.	Sect. 4 courts	Frank Haswell
Ping Pong	9:00 A.M.	Social Hall	Jennifer Schultz/Stephen Schultz
Shuffleboard	10:00 A.M.	Shuffleboard	Linda Dobson/Candice Almanza
Kid's Tennis sign-up	10:00 A.M.	Sect. 4 courts	Frank Haswell
Horseshoes	Noon	Sect.2 Pits	Butch Downing/Lauren Maxwell
Silent Auction	4:45-6:45 P.M.	Picnic Grounds	Shari Keller
Dinner	5:45-6:45 P.M.	Picnic Grounds	Jim & Natalie Clark/Jim & Pam Wilson
Live Auction	6:45-7:15 P.M.	Picnic Grounds	Shari Keller
Dance	7:30-10:30 P.M.	Picnic Grounds	Mark Zevanove

#### Sunday

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Cribbage	9:00 A.M.	Social Hall	Gil Gardner
Kid's Crafts	1:00 P.M.	Social Hall	Heather Cheng
Sand Castles	1:00 P.M.	Sect. 3 Beach	Bob & Tiny Sand
Ice Cream Eating	1:00 P.M.	Sect. 3 Beach	Bob & Tiny Sand
Mud Ball	1:00 P.M.	Sect. 3 Beach	Bob & Tiny Sand
Volleyball	1:00 P.M.	Sect. 4 Beach	Tom & Mike Dobson



**MARK ZEVANOVE PRESENTS  
3 BEAUTIFUL PARADISE PARK  
PROPERTIES  
831-588-2089**

169 St. Bernard Street

- What a gem! Great Section 6 river side home.
- 4 Bedrooms 2  $\frac{1}{2}$  Baths, approx. 2200sq.ft.improvement.
- 1970's construction.
- Immaculately kept property w/ beautiful landscaping & gardens. This one won't last long!
- \$375,000
- Two Car Garage.

412 Keystone Way

- Your palace by the river!
- 3 Bedroom, 2 Bath, with in-law unit downstairs with kitchen, living room, and bath.
- Located on 3 lots.
- Great view of the historic covered bridge.
- \$295,000

177 St. Bernard Street

- Large, river front home.
- 4 Bedrooms 2 Bath, 1736 Sq. Ft. of improvement.
- Unique floor plan.
- Can re-build 1736 sq.ft. Improvement on site.
- \$195,000

# LABOR DAY WEEKEND, SATURDAY, SEPTEMBER 3, 2011

**NOW IS THE TIME TO THINK ABOUT WHAT YOU CAN DONATE**  
There will be an auction (both silent and live) on the Saturday of the Labor Day weekend. In order to make this auction a success, **your help is needed**. We would like you and your family to contribute items to be auctioned. The Auction and the Flea market do not conflict with one another in that the auction wants new and/or collectible items, not miscellaneous knick-knacks.

- If you are a cook, donate "home made" cakes, cookies, candy, tarts, breads, jams, jelly, etc. or even a complete meal. They can be boxed for display and sale or a promise to provide the article at an agreed upon date.
- If you are an artisan, craftsperson, please donate some 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 week's or weekend's use.
- If you have friends or acquaintances with skills or products, you could ask them to donate.
- If you have a special skill, please donate some hours towards a project. Sample projects include:
  - putting on a banquet for 8 persons at your or their home
  - giving hours of labor to repair, paint or clean a house, yard, roof, car, etc.
- Also, you can sign up to solicit local merchants for donations. Please sign up before soliciting, as we don't want to duplicate requests to merchants. Feel free to solicit from out of area merchants.
- **We also accept cash/check contributions.** Make checks payable to PPMC. Send to AUCTION c/o Shari Keller at 458 Paradise Park, Santa Cruz, CA 95060. Shari can be reached @ 425-2646.

Please notify Shari Keller as to what you will be donating as soon as possible. We can accept goods up until the last minute, but would like to have as many as possible by Aug 31.

**SILENT AUCTION 4:00 - 6:45**  
**LIVE AUCTION 6:45 - 7:15**

**LOBSTER, STEAK, CHICKEN, HOT DOG**  
**DINNER AT 5:45**

RESERVATIONS REQUIRED

**Get tickets at the Office**  
**or contact Jim Clark**  
**at 559/977-0190**

**Lobster\* \$30.00**  
**Steak\* \$25.00**  
**Chicken\* \$20.00**  
**Hot Dog\*\* \$5.00**

\* Dinner includes Clams, Mussels, Coleslaw,  
Corn on the Cob, Entree and Dessert