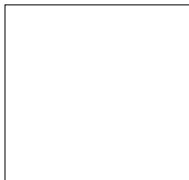


PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



*January, 2018*



## Paradise Park Masonic Club

### Board of Directors

- Kurt Likins, President  
650-619-3433 Cell  
klikins@icloud.com
- Frank Haswell, VP  
925-890-4974 Cell  
tennistime542@gmail.com
- Verdie Polizzi, Treasurer/CFO  
831-515-2165 Cell  
ppmc.verdie@gmail.com
- Bill Eckard, Secretary  
831-426-8630 Home  
ppmc.wce@yahoo.com
- Bruce Wildenrad, Director at Large  
831-466-9631 Home  
ppmc.bw@gmail.com

### Park Staff

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Nancy Benoit,  
Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org
- Annie Levy  
Park Secretary  
831-423-1530  
secretary@ppmc-sc.org

Website address:  
[www.ppmcsc.org](http://www.ppmcsc.org)

### President's Message

By Kurt Likins

As you will see in the following pages, there has been a second proposed amendment to our Bylaws concerning a Reserve Fund. The amendment proposal was made by way of a petition, which fifty-three members of the Park signed.

This amendment is very similar to the last proposal. This proposal changes the wording from a Reserve Fund to a Capital Asset Reserve Fund, however the plan would still operate exactly as indicated in the first proposal. (Refer to Paragraph four of the proposal)

The Board maintains its previous concerns that committees should only suggest or recommend ideas to the Board and the Board should have all decision making authority. The wording needs to be concise with no confusion as to who has that authority, or substantial and expensive litigation will surely follow. Furthermore, by taking the authority away from your elected Board and giving it to Committees, you heighten the risk of being governed by Davis Sterling. Under Davis Sterling, the Park would no longer operate as a masonic club – it would be opened to the public, and it would cease to exist as we know it today.

It is true that the Reserve Fund Policy adopted less than a year ago has the words "Oversee" and "Determines" in it and they should be changed. This is the exact reason for placing it in Policy, so changes can easily be made when errors are found. This Policy hasn't been used as of yet, but we are about to start using these reserve funds on grading Shrine way, resealing roads, replacing the roof on the office and resealing the front porch and rear deck at the office. I don't see a need to rush into placing this Policy into the Bylaws, lets determine that this Policy works in the best interest of the Park, that there are no other errors that need to be corrected and that all questions and concerns have been answered. This is the best way to ensure that there are no repercussions for the Park.

Just to be clear, there is no legal need to place the Reserve Fund into our by-laws. I understand that there may be some fear that a future Board may eliminate this policy, but remember, the Board of Directors are elected by, works for, and are accountable to the membership.

The Board Strongly recommends a **NO** vote on this Amendment.

The Board is available and willing to discuss our concerns on this issue.

Fraternally,

Kurt Likins  
President PPMC 2017

**MANAGERS REPORT**

**PROJECT UPDATES-**

Shrine Way, I have met with Earthworks and they will be getting us on the schedule in the next couple of weeks. Washington Pathway– I will be meeting with the Geo Tech Engineers, Fish and Wildlife, The Board of Directors and the County, the first week of February on site to go over what options Fish and Wildlife will allow us to do in or around the river.

We have pre-filled sandbags behind the Fire House if anyone needs them, Please read through the bulletin for information regarding new phone rosters and dues cards,

Thank you,  
Steve

**2018 NOMINATING COMMITTEE**

**EDDI BROWN  
LAURA CRAFTS  
KAREN ENEBOE  
JOANNE NELSON  
LOIS KEITHLEY**



**MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Laurenne Williams	10/25/2017	Williams	446 York
Kelly Doty	12/13/17	John Wurster	325 The Royal Arch
David Medeiros	12/26/2017	Eric Steffensen	585 Keystone Way
Dick Tippett	12/27/2017	Cindy C. Campbell	701 St. John
Anne Lindsay Gaffke	12/28/2017	Nancy Longacre	489 Knight Templar

**ASSOCIATE MEMBER**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Shelly Gillan	08-29-2017	Melissa Brown	196 St. Bernard

**ALT. ASSOCIATE MEMBER**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way

CFO/TREASURER'S REPORT

Happy February everyone! The holidays were such a blur, and January just flew by in the blink of an eye!

At the past few open Board sessions, there was a lot of talk about the use of the Reserve Funds that have been set aside for corporate asset repair and maintenance. We'll be using a portion of those monies over the next year to do things like re-grade Shrine Way, re-roof (and gutter) the Office, and resurface Keystone Way. As the Corporation's CFO, and the Director who is most responsible for our finances, I'm a firm believer in protecting those funds for use **as initially intended** in the mid-1990's. While I understand my fellow Board members' concern for some of the wording used in their initial plan approved in May 2017 and in subsequent petitions by the membership, my personal opinion is that once those words are corrected, a plan **needs** to be included in our governing documents. Rules and procedures, *and especially policies that are no part of our bylaws or R&P's*, can be changed far too easily with a vote of 3 Board Directors.

The fact that this issue has become SO politically polarized, with one "team" battling the other over who's right and who's wrong, I implore the membership to gather facts rather than listen to rumor before forming an opinion. For those of you who know me, I speak from a position of research and honesty – and I'm always available for questions if you have any.

As mentioned in Kurt's President's Message this month, I agree that a "no" vote is appropriate on the 2<sup>nd</sup> petition; however, I also am steadfast in my belief that as part of the Board's fiduciary responsibility to the membership, wording **must** be placed in our governing documents that would protect our reserve funds.

Here's a quote I found recently and thought I'd share:

*"It doesn't matter how strong your opinions are.  
If you don't use your power for positive change, you are, indeed, part of the problem."  
~Coretta Scott King~*

Have a great February!  
*Verdie*

**From Bookkeeper Nancy:**

The 1/31/2018 receivable total from the A/R Aging Summary is:  
**\$78,980.00**

---

**Important Information:**

2017 Common Area Land Property Tax is:  
**\$134.85**

**PPMC BYLAWS ARTICLE XIII - CAPITAL ASSET RESERVE FUND (CARF) PLAN**

**RESERVE PLAN STUDY**

The Reserve Plan Study is a comprehensive listing of PPMC asset facilities and physical property. The Plan shall include the proposed Maintenance and Replacement Schedule, and associated costs. It will be updated no less than annually as directed by the Board. The Long Range Planning Committee and Manager will assist in this process as requested by the PPMC Board of Directors. The updated documentation will be reviewed and adopted by the Board prior to the end of the calendar year to allow for the upcoming budget process.

**CAPITAL ASSET RESERVE FUND DEFINITION**

The Capital Asset Reserve Fund (hereafter known as "CARF") has monetary assets that are restricted and exclusively dedicated to maintain a group of Corporation assets as defined by an ongoing study called the Reserve Plan Study. The CARF shall be funded by all new Member Initiation Fees, and by other funds as determined by the Board. Expenditures from this Fund will adhere to the CARF Policy.

**CAPITAL ASSET RESERVE FUND POLICY**

The purpose of the CARF is to pay for the maintenance, repair and replacement of PPMC asset facilities and physical property as identified in the Reserve Plan Study. The Reserve Plan Study will be updated annually by a qualified vendor as directed by the Board. The CARF shall be established and funded by allocating \$532,640.80 from the existing Initiation Fee fund as of September 24, 2017 and will be held separate from any other funds. All accounts shall be in FDIC-insured institutions up to currently covered limits; any other investments must be approved by the Membership. The CARF will not be used for operating expenses or purchases of additional assets not listed in the Reserve Plan Study.

PPMC shall divide their budget into two categories – an Operating Budget and a CARF Budget. The Budget Committee oversees the Operating Budget that covers the costs of running the Park, including salaries, equipment, services, interest payments, rent, utilities, loans, advertising, travel and training expenses. Funds for all these items shall NOT come from the CARF. The CARF Budget is for the maintenance, repair and replacement of the assets identified in the Reserve Plan Study. Expenditures from the CARF will be determined by the Budget Proposal to the Board from the Long Range Planning Committee and the Manager. Priorities will be established by reviewing the Reserve Study in conjunction with a review of current infrastructure necessities.

The CARF will be self-sustaining. All amounts received as Membership fees from New Members will be deposited directly into the CARF, and the cost to administer the Reserve Plan Study will be paid for by the CARF.

**CAPITAL ASSET RESERVE FUND SPENDING PROCEDURES**

Once the CARF Budget is approved by the Board, it will be the Manager's responsibility to clearly differentiate and stamp any item to be paid from the CARF. The bookkeeper will assure that any invoice, so stamped, is paid from the CARF only.

The Board Treasurer will review and report no less than quarterly to the Board and the Membership the progress made and monies spent. He/she in conjunction with the Manager will verify that the CARF Budget is being followed. An annual summary of CARF activity and anticipated cash outlays for no less than two years shall be presented to the Board and Membership by the end of each calendar year.

**BOARD OF DIRECTORS BORROWING PROCEDURES**

In the event of a cash flow emergency in which sufficient funds are not available from the operating bank accounts to meet current financial obligations, the Board may borrow from the CARF by using the following procedures:

The Board shall notify the Membership at least 10 days in advance of the meeting where the shortage will be discussed and voted upon. The Board shall describe the need, the amount to be borrowed and the repayment plan which is not to exceed six months. The Board decision to borrow and the repayment plan will be clearly stated in the next monthly Bulletin and in the Annual Audit of Funds.

## 2<sup>nd</sup> Reserve Plan Petition—A Factual Response by the Proponents

Four different Committees, all of whom were approved and appointed by the Board, have been involved with this final form of the Reserve Plan. Three of the committees (Long Range Planning, Budget and Budget Oversight) have all recommended that the Reserve Plan should be included in the Bylaws and the fourth, the Bylaws Committee, edited the language of the 1<sup>st</sup> petition to produce this second petition.

The final product, the Reserve Plan, was approved by last year's and this year's Board. In assuring that the Park attorney approved of the Reserve Plan, the Board's final adoption of the Reserve Plan came too late to get "its insertion into the Bylaws" on the June ballot. However, it was stated by the Board that "the Reserve Plan definitely needs to be in the Bylaws, but we just do not have time to meet the requirements to put it on a ballot this year."

Having waited for six months and without action toward a Bylaw change, many members felt the need for a petition to assure that the membership would have the opportunity to vote on including the Reserve Plan in the Bylaws this year. Why is this so important? According to our Bylaws, Article XII, Section 1, "the Board may not adjust, amend or repeal Bylaws unless the action is approved by the membership". Policies and Rules & Procedures may all be changed with a Board vote. Our Reserve Fund, which is \$532,640.80 as of September 2017, needs to be spent only for its designated intention; repairs, maintenance and preservation of the common area property within PPMC.

The Board has now expressed concern with two words, "oversee" and "determine" as they relate to actions performed within the proposed Reserve Plan. These same words were used in the same context within the Reserve Plan Policy that was adopted by the Board and approved by the Club's legal counsel. The Board seems to believe that the action denoted by these two words, as applied to a proposed Reserve Plan, would somehow challenge or diminish their authority.

First let's examine "oversee" as it now relates to PPMC and how it would be applied under a Reserve Plan. PPMC has an "Oversight Committee" whose title and mission doesn't seem to bother our Board. This committee "oversees" our Club's expenditures but does not exercise any control over these expenditures. That control rests solely with our Board. The "oversight" that would be conducted within the context of our Reserve Plan should be viewed as a helping hand for the Board that is exercised without any loss of authority by the Board.

Secondly, a similar analysis of "determine", as it now applies to PPMC, can be made. A committee does the research and "determines" the information to give to the Board, allowing well-informed, educated decisions to be made. Most recently, the Long Range Planning Committee and the Budget Committee each met separately but shared information with each other, to "determine" the direction to be given to the Board. This direction related to both the adoption of a Budget and help in establishing priorities for the use of our Reserve Fund. This is living proof how a committee can make "determinations" and be helpful without usurping any of the Board's authority.

At this time, it is still the intention of the proponents to recommend to the membership that the Reserve plan be made a part of our Bylaws, assuring the protection of these dedicated funds. Currently the Board has two possible actions to take:

- Change the words "oversee" and "determine" in a Reserve Plan proposal and submit it for a vote for adoption into our Bylaws.
- Oppose the Reserve Plan proposal of Petition #2 and give their reasons for the opposition in the form of a written statement published in two consecutive issues of the PPMC Bulletin.

The Reserve Plan allows for scheduled maintenance and eliminates the deferred maintenance as we are experiencing now with our streets, buildings, etc. We know that deferred maintenance is always more costly than preventative, planned maintenance. It allows for "emergency assessments" to be unnecessary. Who could oppose these standards of good business practices?

Sharon Simas  
Chair, Long Range Planning Committee  
Chair, Bylaws Committee

**Board of Directors OPEN Session Minutes**

January 20, 2018  
9:30- Small Social Hall

**Opening Items:**

Roll Call: All 5 Board Members present.

The Invocation was given by Bill Eckard.

The Pledge of Allegiance by Bill Eckard and all in Attendance.

Consideration of Late Additions to the Agenda- Discussion of Marijuana usage in Park.

Reports from Executive Sessions read by Bill Eckard. Approval of December 9, 2017 Executive Minutes with corrections.

Open Board Minutes of December 9, 2017 approved. Motion made by Frank Haswell Second by Bruce Wildenradt .

Passed 5-0

**Manager's Report: Steve Polizzi**

Manager Steve Reporting that he is still working on the Shrine Way timeline as far as grading. He met with the contractor for the work to be done on Washington Path as well. Encouraged more flexibility with regard to the Office and packages. Members are calling to Office often asking if their packages are there, because "tracking" is showing that they have been delivered. Difficult for the Office to keep all Members happy. Asking for understanding and flexibility. Manager Steve reminding all Members that it is now time to get a copy of their Dues Receipt's into the office. Please remember to write the Allotment # on all dues receipts especially if it is an Associate or Alternate Associate Dues Receipt. Reminder that All Dues Receipts are due in the Office no later than April 1, 2018.

Question from the Board regarding an update on the water bill refund that is to come from the City Water Dept. Answer: We have not received it yet, but it will not come in the form of a refund check, but as a credit on our water bill. Steve to follow up again with the Water Dept. and ask when we can expect to receive .

**Presidents Report**

Happy New year to All!

No Report .

**Treasurer's Report**

Unfortunately the Park Bookkeeper has been on vacation for the past 2 weeks. As a result, Verdie was not able to get accurate AR information. Also reporting that The Auditors are still at work on the Audit. Audit was not started until December 1 of 2017, part of the reason for the delay. Treasurer Verdie also reporting that 7 Members have not paid at all on their TADS for this year with 1 person making a partial payment. She will again, follow up with these members . End of Treasurer's report.

**Committee Reports**

**Accommodations & Accessibility Committee-No Report**

**Building Committee- No Report**

**Bylaw Committee-**

Sharon Simas, Bylaws Chairperson, reporting that all minutes of the Bylaw committee meetings are in the Office Binder, and the 2nd Petition will go out in this Month's bulletin . Sharon Reporting that if the Board is ok with the Petition , they also are encouraged to take action on the Petition. In no action taken by the Board it will go to a vote of the Membership in June. Sharon reporting that the Bylaw Committee has worked very hard on this petition. Sharon asking Board if they would still prefer that the Committee investigates the Rules & Procedures of the Park . Committee was asked, in the past, to look into this so they are confirming this is where the Board would like their focus. Kurt answering in the affirmative.

President Kurt also asking question with regard to the Extended Guest vs. Membership.

## Committee Reports (Cont.)

Noting that Members are purchasing allotments and not informing the Board of Directors of their intent to have Extended Guests. Manager Steve encouraging a tracking system for Extended Guests in the Office where time frame is kept track of.

President Kurt questioning the need for a possible new Bylaw stating that Member, Associate Member or Alternate Member to be the only people allowed to live Full Time in the Park. Extensive discussion on this topic with lots of opinions offered.

End of the Bylaws Committee information.

### **Covered Bridge Committee-**

No Committee report but comments from Member about the presence of dust and dirt in the Bridge. Encouraging removal. Manager reporting that the process is on his schedule for Spring when weather is better. Will require volunteers and possibly closing of the Bridge for a couple of days. Manager aware as the situation as this has been discussed and added to Manager's schedule already. Kevin Little , a Park Member and contractor, is lined up to clean off the roof of the Bridge and sides (ivy and debris). End of Committee Report.

### **Historical Committee– No Report**

### **Insurance Committee-**

Sharon Simas (Chairperson) asking for an update about the signing of the Fire Brigade documents with signatures. Update from Steve that they are being received but will follow up with anyone that is lacking. Sharon also asking the Board about a rebated from the Insurance company that was refused due to the length of time that passed . A policy was cancelled long ago but the refund was not followed up on. Board to look into more closely.

### **ERT Committee-No Report**

Chairman Dick Lovelace is battling the flu. Steve to follow up to get the signed Fire Brigade information.

### **Long Range Planning Committee-**

Sharon Simas (Chairman) reporting that the committee had a great meeting.

Sharon discussing the deferred maintenance with regard to the Streets. All streets in need. Different options. Option 1 consists of 140K for all streets. Option 2 is to begin with Keystone Way at 40-50K and then over the next 4 years continue to add streets until all are repaired.

Second recommendation from the committee is to replace the office roof. The office roof has been patched in the past but now needs to be replaced. The Committee estimates that the cost for this would be approx. 75K. Dick Tippett offering to help with the process. The office is also in need of sealing the decks/porches at an estimate of \$2700.00. There are also cracked window in the office that need to be replaced with double paned windows for energy efficiency. Sharon Simas asking for guidance from the Board for some sort of decision on priorities or order.

Motion Made by Frank Haswell but then removed for more discussion.

Motion then made by Verdie to resurface Keystone way and replace the Office roof over the next year. Second by Frank Haswell. Passed 5-0.

Motion made by Bill Eckard - Manager can approve work up to \$2500.00 without getting three separate bids. Second – Bruce Wildenrad. Passed 5-0

### **ERT Committee– No Report**

### **Long Range Planning Committee– No Report**

### **Ocean Street Extension Committee-No Report**

### **Orientation Committee– No Report**

## Committee Reports (Cont.)

### Recreation Committee-

Treasurer Verdie thanking the Committee for submitting their budget.  
Donna Sorenson inviting all to the Potluck dinner tonight in the Social Hall.

### Staking Committee-

Chairperson John Sorenson apologizing for his absence at the last few Board meetings. Wants better communication between the Committee and the Board of Directors. Reporting that 2 stakings have been done with one being withdrawn by the Board. This was not communicated to the Staking Committee.

President Kurt calling for a meeting with the Committee and the Board of Directors to help with communication issues. Kurt also asking that the Committee include photos in stakings. The Board considers very helpful when reviewing. Things change in the Park but Photos verify. Board wants to improve the process and wants all stakings to be consistent. John stating that time is an issue. He also wants a better process. Agreed that a meeting with the Board and the Staking Committee is necessary. Meeting to be scheduled this month.

Verdie reminding that Triangulation process with photos is helpful. Reminder that the Tax Maps are just that. Tax maps not taken into staking information.

Reminder that the Staking Log needs to be updated all the time.

### Tree Committee-

Chairperson, Elizabeth Arzouni reporting that there were 2 tree requests received but still waiting on copies.

### Ad Hoc Water Committee– No Report

Member Mark Zevanove reporting that in the past he has been the Chairman of the Nominating Committee but he is now stepping down. Encouraging a new Chairman to volunteer from the Membership.

### Unfinished Business-

210 Building packet approval.

Steve producing plans. Reporting that both he and Leigh Wunce, Building Committee Chairperson, have looked at the plans. Steve also met with the County Representative, Ms. Spicer with changes that needed to be made to plans. Final plan conforms with both the County needs and Park needs.

Motion made by Frank Haswell to accept and approve plans.

Second by Bruce Wildenradt

Voted 4-0 with Secretary Bill Eckard abstaining.

### New Business-

Discussion of Restricted funds. Kurt reporting that \$4060.00 was approved to go to the Recreation Committee Restricted fund– Was put in there to hold. Kurt reporting that it is his understanding that the Committee recommends moving it to the Handicapped Bathroom Fund. Donna Sorenson (Rec Committee Member) reporting that there was no committee approval for this move. Her understanding that funds were to be split between the Handicapped Bathroom Fund and the ERT Committee.

Extensive discussion regarding the Committee and who is in charge of the Handicapped Bathroom Funds. Donna Sorenson reporting that it is her understanding that Member, Fred Dunn-Ruiz in in charge of fund. Decision made for meeting between Fred Dunn-Ruiz, Committee and Board. Manager Steve reminding the group that the Office Staff is not involved in the building process of the Handicapped Bath.

President Kurt also reminding that before any money making event is held, the funds raised by such an event need to be clarified as to where the funds will go and what organization they will benefit, in an effort to avoid this sort of confusion. Board encouraging of a committee to be formed to work on the Handicapped Bathroom process.

**New Business (Cont.)**

Discussion continues with regard to the Recreation Committee. In the past the only way money could be spent by the Committee was with Board approval. At this point there was a clarification made. Jim Clark, a PPMC Member, was in charge of the Handicapped Bathroom fund and project. Jim Clark has stepped down and the responsibility then went to Fred Dunn-Ruiz.

Motion was made by Frank Haswell to form an Ad Hoc Committee to oversee the construction of the Handicapped Bathroom Project. Second by Bill Eckard. Passed 5-0.

Motion made to establish a Line Item for the dispersing of funds to be overseen by Board with regard to the Handicapped Bathroom Project. Second— Bruce Wildenradt. Passed 5-0

Board discussion of “Proof of Income” question regarding Park Memberships. Kurt discussing the situation where a person in applying for membership in the Park but they have no credit history or proof that financial obligations in the future will be met. Board wanting applicants to submit proof of funds when asked, to insure future members can meet obligations.

Should future Members have to show a tax return or bank statement when no credit information is available? Kurt answering yes. Clarifying that this has nothing to do with a Transfer of Membership in the Park. Only New Memberships. Often credit reports don't show a lot of information. Members agreeing that they should be able to show some sort of Proof.. Extensive discussion between the Board and members. Mark Zevanove emphasizing the need for options for this proof. Nervous about requiring Tax returns. Board assuring this is for specific situations where more information is needed. John Mancini pointing out that outside of the Park it is common practice for home purchasers that own their own business to furnish 3-5 years of tax returns to the mortgage company. No different. It is a safeguard to insure they are capable of meeting necessary financial obligations. Kurt emphasizing that proof can be multiple items. Paystubs showing stream of income, bank statements show monthly income or tax returns.

Question: When an Association Member acquires the Membership what should be included in the process regarding the ability of the now Member to meet financial obligations? More discussion needed.

Board emphasizing that only the Member can sign off on the Financial Obligation form when purchasing an allotment.

Marijuana Usage in the Park—Since the passage of recreational marijuana usage in the State of California, Park is now dealing with more usage. Questions with regard to wondering smoke and the need for some sort of rule. Members in attendance voicing opinions that it should be similar to Alcohol usage, however with alcohol there is no second hand smoke, possibly affecting others. Determined that the Bylaws Committee will discuss at the next meeting to help with language. Tabled for next month.

**Open Forum**

2nd Bylaws Petition to be published in the next bulletin.

Member, Mark Zevanove complementing the Park Manager, Steve, on going above and beyond during the Christmas holidays ensuring that Members received their packages even when the Offices were closed. Big Thank you to Steve.

Bob Morgan reporting on the high number of Park Members involved in Masonic organizations. List as follows:

Worthy Gran Patron— Fred Loeser  
Grand Rep Arkansas— Shirley Radder  
Worthy Matron— Athena— Virginia Williams  
Worthy Matron Wild Lily— Pat McDonald  
Worthy Patron Carmel— Tim Heer Sr.  
Worthy Patron Wild Lily Bob Charves

Grand Esther— Cheryl Dangreau  
Grand Rep. Quebec— Carol Morgan  
Worthy Matron— Santa Cruz Redwoods— Elizabeth Nolan  
Worthy Patron Athena- Todd Williams  
Worthy Patron Santa Cruz Redwoods— Howard Benefield

Open Forum Con't.

**All PPMC Members!**

Member Mary Todd asking for clarification regarding the process for a property transfer to an existing member. Does an Associate Member within a year of becoming an Associate Member and having a positive Credit report still have to be posted for the 45 days? Answer: Yes. Also the Orientation for that person also has to be within one year. Question from Membership: Will staking meeting that is to take place with the Board of Directors be a public meeting? Answer: No

Member , Elizabeth Arzouni ,voicing concerns about Mail and the fact that so often mail is delivered to the wrong person or mailbox. Kurt– Mailroom volunteers are doing their best. Difficulty sometimes when the Post Office brings mail that is not presorted. Often is presorted but there are times when it isn't.

End of Open Forum

Motion to adjourn—Frank Haswell. Second– Bruce Wildenrad. 5-0-passed.

Meeting adjourned at 11:31 am.

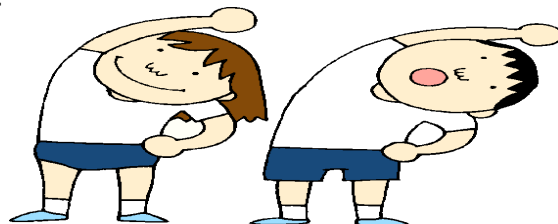
**REMINDERS!**

**Its time to bring in a copy of your 2018 Dues Receipt from your Lodge or Chapter!**

**Now that the Holidays are over, don't forget to continue to pick up your packages and mail in the Park Office! We are still receiving a lot everyday! We notice and appreciate the effort!**



The PPMC Office Staff would like to thank all of the Members that shared their Holiday with us by bringing in cookies, candies, pies, treats and More!! You are too good to us and we appreciate it !! Now on to 2018 and more exercise to work all those treats Off!!



PARADISE PARK MASONIC CLUB

211 Paradise Park  
Santa Cruz, CA 95060  
Office: 831-423-1530  
Fax: 831-423-2806

SATURDAY JANUARY 20, 2018

EXECUTIVE MINUTES

**Saturday January 20, 2018. 8:00 A.M. Executive Session**

The meeting was called to order by Kurt Likins, President, on January 20, 2018 at 8:04 A.M. Present were Kurt Likins, President; Frank Haswell, Vice President; Verdie Polizzi, CFO; Bruce Wildenradt, Director at Large; and Bill Eckard, Secretary.

1. EXECUTIVE ACTION ITEMS

- (a) Approval of December 9, 2017 Executive Minutes.
- (b) Corrections to December 9, 2017 Open Minutes
- (c) Review of Open Session Agenda
- (d) Any late additions to Open Session agenda.

Approval of December Minutes- M by Frank S by Bruce Vote 5-0.

1.1 DISCUSSION

- (a) Reserve Fund Policy Wording- No need for by-law when Membership voted for Policy of Reserve Fund not by-law. Board to recommend a "no" vote on petitions. 5-0 for a "no" vote.
- (b) Contractor working in Park for Members while on "Megan's List"; Refer to Mr. Bosso for wording.
- (c) Proof of income regarding Membership Process- refer to Open Session for Member input- talk with Nancy, Kurt, Frank and Verdie will represent the Board.
- (d) 2<sup>nd</sup> By-laws Petition- Board to recommend a "no" vote- defer to Open session

2. CORRESPONDENCE

- (a) Incoming- Read & Reviewed
- (b) Outgoing- Read & Reviewed
- (c) Incident Reports- Member reported neighbor cut "entire tree", Manager investigated and found no substance to report. No action taken.

3. MANAGER REPORT- Shrine Way- Manager to contract contractor- post in road to be unlocked but left.

4. INFORMATION

- (a) Members Pending List
- (b) Improvements for Sale
- (c) Building Project List- 210 Keystone Way- Referred to Open Session.

Respectfully Submitted by Bill Eckard, Secretary

**P.M. EXECUTIVE SESSION**

The afternoon session of the Executive Meeting was called to order by Kurt Likins, President, on January 20, 2018 at 12:07. Frank Haswell, Vice-President; Bruce Wildenradt, Director at Large; Verdie Polizzi, CFO; and Bill Eckard, Secretary, were present.

**APPOINTMENTS**

- 1:00 Applicant for New Membership at 446 York- no credit on report. Question of Ability to pay Park Membership denied 5-0. Letter to sent to applicant.
- 1:15 Applicant for New Membership at 188 St. Bernard. Letters form Membership requesting denial of Membership- Membership denied 5-0. Letter to be sent to applicant.
- 1:30 Member at 201 Keystone Way, report on building progress. Will appear before Board at the April 21<sup>st</sup>. Executive Meeting after painting and installation of windows for next progress report.
- 1:45 Elena Traboulsi- Associate Member at 670 St. Augustine- Membership approved 5-0. Letter to be sent to applicant.
- 2:00 Ownership of two allotments at 284 keystone Way and 406 Cavern- allotment284 will remain in Members name and 406 will put into Members wife's name under a separate application for a membership. All monies owed PPMC will be paid in full at this time.
- 2:15 Paul; Dangreau applicant for New Membership at 252 Keystone Way- allotment to be used for family functions, no extended guests without Board approval. Membership approved 5-0. Letter to be sent to applicant.
- 2:30 Deanna Pfaff Applicant for Associate Membership at 216 Keystone Way. Membership approved 5-0. Letter to be sent to applicant.

**DISCUSSION**

Direction of Staking Committee- defer to Open Session, implement easing of requirements if staked previously within ten (10) years with no objections of contiguous neighbors. Have meeting with the Staking Committee to coordinate efforts.

Marijuana use in Common areas/Beaches- defer to Open Session, refer to Bylaw Committee.

**LEGAL MATTERS-** None discussed.

No other matters were brought before the Board.

A motion was made to end the Executive Session at 3:28 by Frank, seconded by Bruce, there was no discussion. Motion passed 5-0

Respectfully Submitted

---

Bill Eckard, Board Secretary

---

Kurt Likins, Board President

## IMPROVEMENTS FOR SALE BY MEMBERS

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 an allotment improvements should be addressed solely to the seller.

<b>SECTION 1</b>			
489 Knight Templar	Rebecca Longacre Contact: Alcinda Walters 831-428-2431	\$225,000 Sale Pending	2BR, 2 1/2 BA Cottage in the woods. Improvement is 1,085 sq. ft. on allotment that is 5,034 sq. ft. Lovely patio on quiet street. Home has new carpeting and paint. Large kitchen which looks into living and dining room showcasing a fireplace with charming stone hearth and mantle. Extra large garage built into historic bunker with workshop area and loft for storage. Selling "as is."
<b>SECTION 2</b>			
282 Keystone	Sara Laskey 831-331-1031	\$282,000	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
<b>SECTION 3</b>			
239 Temple	Mark Zevanove, Agent 831-588-2089 BRE# 00662936 Selling Member Scott	\$249,950	Great location on Sandy Beach! This 2 bedroom 1 bathroom beach house consists of a little over 1000 sq/ft. on an approx. 3600 sq/ft.. From the vaulted beam ceilings to the wood burning fireplace4 this place has charm combined with beach fun. Tons of decking help the view. Just steps from the community garden, volleyball and the beach.
<b>SECTION 4</b>			
585 Keystone Way	Mark Zevanove, Agent 831-588-2089 BRE# 00662936 Selling Member Steffensen Sale Pending	\$195,000	Adorable cottage next to babbling brook. Features include 1 bedroom, 1 bath, spacious lot with plenty of parking. Seller has spent over 65K on the improvement in the last four years. Must see to appreciate. Contact Agent Mark Zevanove for details (831)588-2089.
<b>SECTION 6</b>			
104 Keystone	Lori Scherman 831-334-0017	\$271,000	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
135 St. Alban	Mark Zevanove, Agent 831-588-2089 BRE# 00662936 Selling Member Propp Stern	\$285,000 Reduced!	Cute 2 Bedroom, 2 Bath home in Section 6. Come see this great little Charmer. Some of the features include central heat, single floor living, newer appliances in a great location!
167 St. Bernard	Nancy Todd McCarrick 831-708-23670 (Mary Todd)	\$280,000 Sale Pending	This charming cabin is an "A" frame with a loft and a basement; Large deck overlooking the river. Located on a double allotment.
188 St. Bernard	Jason Morgan 831-359-6323 J49morgan@sbcglobal.net	297,000	Completely remodeled 3 Bedroom, 2 Full bath, separate laundry room, 1 car garage, plus bonus room/ Prime sunny, quiet location in a cul-de-sac. House is located in Section 6 at the front of the Park. Large front deck, hot tub with large surrounding deck. New paint inside and out. Custom built shed. New propane system. Large fireplace, Pergo flooring and central forced air heating throughout the entire house. Double pane windows also throughout entire house. Large carport, new "Membrane" roofing. All appliances included! Must see!



**Mark Zevanove Presents:  
4 Beautiful Paradise Park Properties  
(831) 588-2089  
BRE#00662936**



**135 St. Alban**

Cute 2 Bed/2Bath home in Section 6. Come and see this great little charmer. Includes central heat, single level and new appliances. **\$285,000- REDUCED**



**252 Keystone**

This is a 1Bed,1 Bath located across from the Social Hall. Central Heat & a wood burning fireplace in the living room. Completely remodeled Bath. All with a deck overlooking the river. **\$195,000 SOLD!**



**239 Temple**

Great location on Sandy Beach! 2 Bed/1 Bath beach house with a little over 1000sq./ft. Vaulted beam ceilings and a wood burning fireplace. Tons of decking to help take in the view.  
**\$249,950.**



**585 Keystone Way**

Adorable Cottage! 1 Bed/1 bath in a spacious lot. Seller has put in over 65K in improvements in the last 4 years. Contact Mark for more info.  
**\$195,000**

**Licensed since 1978 with over \$250,000,000 in sales- Servicing PPMC and all Northern California.**  
Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way	512 Courtesy Lane	532 St. Ambrose
191 St. Bernard	179 St. Bernard	336 Royal Arch	210 Keystone Way
345 Royal Arch	518 Courtesy Lane	407 Keystone Way	574 Scottishrite
457 York	385 Hiram Road	148 St. Alban	405 Consistory
177 St. Bernard	601 Keystone Way	252 Keystone Way	

***These sales have generated \$220,000 for the Park in initiation fees***

## Happy New Year from the Santa Cruz Rainbow Girls!



We'd like to take this opportunity to **thank you** for helping to make our Assembly fundraisers so successful. Your support at our dinners, July 4<sup>th</sup> breakfasts and Gizdich pie sales is heartwarming and appreciated.

This past year the girls **gave 197 hours in service**. They contributed 29 hours to PPMC and our Masonic community; served at a sweetheart dinner for Masonic widows, cleaned up the picnic grounds in the spring and decorated gingerbread houses that were given to shut-ins in SC-SLV and Confidence Lodges and Santa Cruz Redwoods and Wild Lily Eastern Star Chapters. They gave 124.5 hours to Charitable Organizations in Santa Cruz County; for 2<sup>nd</sup> Harvest Food Bank they sorted and packed food for distribution, decorated luminaries and set them out as well as worked other volunteer jobs to help out Santa Cruz Relay for Life, and made up Care Packages for homeless women that we donated to the Walnut Avenue Women's Center in Santa Cruz. The girls volunteered 43.5 hours to serve our community; donated food to the Watsonville Humane Society, baked cookies and delivered them along with sets of pet oxygen masks to Santa Cruz, Aptos and Watsonville Fire Departments, and raised and lowered Veterans flags at Oakwood Memorial Cemetery.



*Service = Love*

It's been a good year. Our Assembly has grown to 14 girls with 10 dedicated and active members. We also have an active Pledge Club with girls between the ages of 8 and 10 under super Pledge Mom, Jenny Roth. We thank PPMC members, Lis Nolan and Betsy Stiefelmaier who are retiring from our Board after serving several years. We thank and welcome back board members Bill Laidlaw, Mat Kannelly, Ellen Olsen (PPMC Members) and Tricia Webber.

The girls are looking forward to the fun service and fundraising events they are planning for 2018. They can't wait for Grand Assembly in March. They are sewing pantaloons to enter in the Sewing competition, entering photography to compete in the Craft Show and competing in the Volleyball tournament. It's going to be a fantastic year!

Rainbow Blessings,  
Santa Cruz Assembly and Elaine Calverley, Mother Advisor  
[santacruz28rainbow@gmail.com](mailto:santacruz28rainbow@gmail.com)

## UPDATED ROSTER!

The PPMC office staff is working on updating the Park Roster. Please contact the office if you have any information that you would like changed or corrected.

Office Phone: 423-1530

secretary@paradiseparkmasonicclub.org

annie@ppmc-sc.org.

Please have all changes in by February 19th—Thank you



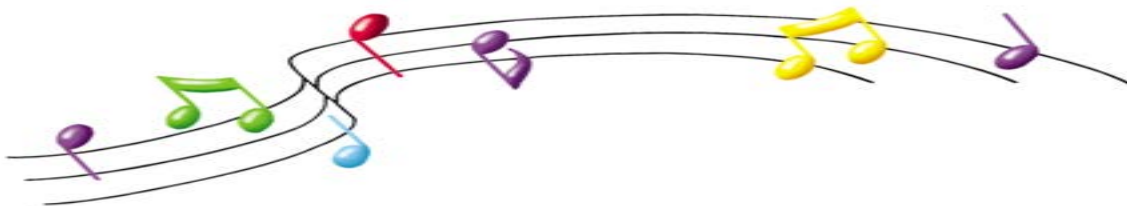
**ATTENTION ALL MUSIC LOVERS!!**

**COME AND JOINING OUR GROUP OF  
MUSICIANS!**

**ALL INSTRUMENTS WELCOME!**



Betsy Stiefelmaier's House  
494 Knight Templar Way  
Sunday February 11  
between 3:00-4:00 p.m.  
For More Info— Please contact  
Walt Allen -588-2507 Or  
Betsy Stiefelmaier- 423-5094



**PPMC SOCIAL EVENTS**  
**REGULARLY SCHEDULED EVENTS**

**KNITTIN' KITTENS** meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831/421-9360.

**TUESDAY COFFEE** meets every Tuesday morning In the Small Social Hall at 9:00 a.m.

**GOLFER'S FUN PLAY:** A group of PPMC folks play 9-holes at Valley Gardens in Scotts Valley **most Wednesday** mornings. If you would like to join in, contact Winston Chavoor at 831/824-8935.

**STITCH AND MUNCH:** ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday at the Social Hall from 11 am to 3 pm;** bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

**PICKLEBALL PLAYERS** play on Thursdays at 10 a.m. and on Sundays at 1p.m. at the Section 4 courts. For more info, call Bill Laidlaw at 831/0818-9200

**PARADISE PARK QUILTS OF VALOR** meets **1st and 3rd Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831/420-0501.

**WINE AND CHEESE** meets on the **2nd and 4th Thursday** in the Social Hall from 4 until 6 p.m.

**BINGO** meets on the **4TH WEDNESDAY OF THE MONTH** in the Social Hall from 7 until 10 p.m. and dinner at 6. Bring your own Dogs to BBQ, your favorite beverage and a side dish for 12 to share.

**SOCIAL HALL POTLUCKS** will be held the **3RD SATURDAY OF THE MONTH** beginning with a **social at 5:30 PM following with a dinner at 6:00 PM**. Please bring a dish to share, place settings and beverage of choice. Remember, our community is the heart and soul of Paradise Park; that means each and every one of you! Hosts needed for Potlucks from January 2018 - June 2018. To volunteer please contact Elizabeth Arzouni at [831/427-0475](tel:8314270475) or email her at [e.arzouni@gmail.com](mailto:e.arzouni@gmail.com).

**FEBRUARY**

**WINE AND CHEESE** meets **FRIDAY, FEBRUARY 16TH** in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

**SOCIAL HALL POTLUCKS** will be **FEBRUARY 17TH** beginning with a social at 5:30 following with a dinner at 6:00 PM. Holly Swanson is host.

**MARCH**

**WINE AND CHEESE** meets **FRIDAY, MARCH 16TH** in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

**SOCIAL HALL POTLUCK** will be **MARCH 17TH** beginning with a social at 5:30 following with a dinner at 6:00 PM. Donna Sorenson will be the host.

**EASTER EGG HUNT** is scheduled for Saturday, **MARCH 31ST**. (Easter is Sunday, April 1st) **Hosts are needed for this event**

**SUMMER**

**VOLUNTEER** Needed to make the trophies for the Labor Day Tournaments. If you would be willing or want more info, contact Fred Dunn-Ruiz at 831/426-6472.

## Paradise Park Riparian Pilot Project

February 2018

The riparian corridor is a unique plant community consisting of vegetation growing near a river, stream, lagoon or other natural body of water. The County of Santa Cruz protects this unique area through the Riparian Corridor Protection Ordinance. The ordinance limits development and disturbance within the protected area which includes the river channel and an area 50' on either side of the mean bankfull flowline or to the extent of riparian woodland. The community of Paradise Park owns land that is within this protected riparian corridor.

Last summer, Paradise Park cooperated with the County of Santa Cruz and partners to complete an inventory of the protected riparian corridor along the San Lorenzo River. We have a draft report but plan to collect more information about invasive plants in February.

Paradise Park is now partnering with the County of Santa Cruz on a pilot project to install native, riparian plants in 3 locations. This pilot project will provide information for a larger effort to improve riparian corridors throughout Santa Cruz County.

### Project Goals

The goals of the pilot project are to:

- Document the steps and costs necessary to install riparian plants
- Evaluate the survival and success of the riparian plantings
- Track the community's response to the plantings

### Project Funding and Partners

This project is funded with a grant from the County of Santa Cruz Fish and Wildlife Advisory Commission. The County of Santa Cruz is getting help from a graduate student intern, Central Coast Wetlands Group and the Americorps Watershed Stewards Project. Central Coast Wilds will be providing the plants.

Thank you so much for your cooperation!

See you along the river in February!!

Kristen Kittleson, Resource Planner

Environmental Health Division, Health Services Agency

County of Santa Cruz





**Certified Member of  
the Golden State  
Chimney Sweep  
Guild**

**A-One  
Chimney Service**

**Contractor  
Licensed & Insured**

**Owners: James and Dawn  
Keeton**

**Members of Paradise  
Park Masonic Club**

**Ph. 831-423-3264**

**Email:  
aoneenergy@hotmail.com**

# GET YOUR CHIMNEY SWEPT OR REPAIRED

## A-ONE

### Chimney Service

**"YOUR SOURCE FOR ENERGY SAVINGS"**

- We Sell and Install Wood, Pellet, and Gas Stoves, Fireplaces and Inserts
- Inspections
- Maintenance
- Repairs
- Spark Arrestors
- Service Furnaces and Dryer Vents
- Insurance and Real Estate Inspections and

### *Schedule Your Appointment*

*Serving California Since 1979*

*James & Dawn Keeton, Owners*

**A-ONE  
CHIMNEY SERVICE**

Credit, Repair, Tune-up and Gas Detection / UL #28102

**Fresno (559) 255-0180**

**Santa Cruz (831) 423-3264**

email: aoneenergy@hotmail.com

Wood • Pellet and Gas Stoves • Gas • Installation • Repair  
Roof Eddy/Insurance Inspections



**PARADISE ENTERPRISES, INC.  
A-ONE ENERGY SOURCE**

General Contractor/Builder/Remodeling  
State Cont. Lic. #354182 • Insured/Bonded  
email: aoneenergy@hotmail.com

**Fresno (559) 255-0180**

**Santa Cruz (831) 423-3264**

