

Notes of Commons Coordinating Council Meeting April 4, 2017

Attendance

Louise Amuir, Bob Andrew, Allie Charron, Steve Earles (GERTIE), Deb Ferens, Alison, Fitzgerald, Jinny Hayes, Dave Lightly, Sharon Pattison & John Peirce (co-facilitators), Charles Silva, Linda St. Clair, George Szanto, Kit Szanto, K.Louise Vincent, Muriel Weins.

20-Minute Discussion: CPR Report on the Hats Exercise (Dave)

Recapped the exercise, which used the hedge discussion as a “straw dog”. When wearing a given “hat”, over 2 Council 20-minute discussions, participants looked at the issue from a different perspective (in this case, what action to take about the hedge). **See attachment A.** In summary, we are no closer to a decision about the hedge, though there had been some agreement that opening it up might be a good idea.

Where do we go from here? Still seems uncertain. Need to tease apart the process discussion from the issue of the hedge.

Process comments (about the hats exercise):

Note: The hats exercise is a recommended methodology, a device, a good process that encourages lateral or parallel thinking. Participants don't get polarized.

Substantive comments (about the hedge):

Dave thinks that if a decision is to be accomplished, a group of dedicated people would have to spend a half a day or so to congeal all the good ideas and make some recommendations; he would be willing to attend such a meeting

What happened to the flip chart pages for those two discussions at Council? Dave and Louise facilitated these two discussions at October and November 2016 Council meetings, but may not have retained these rough notes.

Linda urged us to move forward on forming the suggested task group, perhaps using the Communiqué; Louise will write this and have the task group formed from volunteers by next Council.

Meanwhile....

Hedge will need trimming this year as it has not been done for 3 years. John Markam (sp?) can no longer do it.

Safety would indicate that it needs to come down in height; lots of work and time; some cedars are large enough to need a professional; last trimming took a work group 8 days to finish.

What team is responsible for the hedge?

Short and long term solutions are conflated.

GERTIE Report (Steve)

Commons and Gertie do have an agreement, recently reviewed by Allie for the Trustees and Steve for Gertie (**copy attached** as B). Damage to kitchen and workshop is complete, so now removed from the agreement.

Doesn't seem like there is another place to go on the island, and Gertie folks like the location. They inquired about Fire Department space, though a final response was never received.

Muriel will follow up with the Fire Dept. Twin Beaches was not explored; it is apparently for sale at present.

Clarified what GERTIE needs: building for an office, parking for buses, will now use biodiesel only (so not used oil storage). But what will be needed five years out?

Commons users are of mixed views of having Gertie buses on the Commons, some in favour, some not.

Communications Team (Jinny)

No meeting this month and none planned at present

Justin will not be able to assist Jinny with the new website, so she asked for agreement that she seek a professional web designer on the island, Colleen McCarthy, to get her (Jinny) started using WordPress; Jinny will pay Colleen as a donation-in-kind to the Commons. Agreed. Task cannot start till late May due to Colleen's workload.

Signage Group/Taskforce (Jinny)

There have been many delays in final installation of round entrance signs, but there is plan for a workbee of this weekend. Meetings of this group are flexible, next one TBA.

Conflict Prevention and Resolution (Muriel)

At the last meeting, members got ready for today's "hats" report; had a free-range discussion, including how we welcome people to the Commons; blocking needs "friendship" support.

Trails and Green Spaces (Kit)

Tiring work, but friendly, especially at lunches after workbees.

The two members have found more Daphne and broom and are working away at that.

Share the Commons (Kit)

Good meeting, next is April 19 @ 10 am

Lions met with STC coz they need more storage space, wondering about placing a storage container 8.5 x 20 ft. Team has thought of some good location spots and methods of camouflage. What will be the terms of this agreement, e.g., ownership, traffic flow around the container, insurance implications, etc.? Noted that the Lions has always been generous to the Commons and the community at large. Applicants did good job filling out our form. Team will do some more work on this application and come back to Council with recommendation for teams to consider.

Woodwork shop has new lock and code. PMT and workshop ironing out communication difficulties.

GAC's Theatrefest needs overflow parking; this was agreed to and they have been informed.

Trustees (Allie)

Have explored and instituted a new electronic filing easier for new trustees, DropBox.

AGES Mortgage: working to understand it better, as money has not yet started to flow. Need to clarify a process, partly with the banking details at CCCU.

Discussed new logo; want to new tagline to be incorporated.

Keys to be discussed at June Council's 20-minute discussion.

George: Trustees recruitment: he and Allie want recommendations for 3-4 vacancies. Encourage participation as a Trustee; good learning, good giving to the Commons.

Finance Task Force (Deb)

Still establishing a name for this group. She encourages participation in the group

Also discussed the new tagline and logo; suggest that other teams add the rationale statement about the new tagline (**see attached C**) to their team's binders

Logo: Should be multi-purpose, colours & black and white, changeable to various sizes etc.

Template for an in-kind donation; will draft a policy for acceptance criteria; will bring to teams when this work is done.

Group is currently meeting every two weeks; stewardship is working well in this taskforce. Are finding some gaps, e.g., Bookings for use of space on Commons); are all uses being paid for? Are those who have booked actually showing up? Are there some uses that are not being paid for? Should there be a Bookings Team of 2-3 people (like the Community Kitchen)? We need consistency re: policies.

Remind all teams that budgets are due; April will be "budget month". Events team would like know which team they might support this year.

Need for teams to keep their own ledgers, in addition to the Finance Taskforce. Money must flow through Commons financial structures.

Mondays at 12.30, every second week; next is April 24.

COV (K. Louise)

Retreat this Sunday/Monday to work the next draft to completion. Volunteer lawyer(s) to look at the next draft. Should be able to give an update at the May Council meeting.

PMT (Charles)

Budget presented two months ago as an estimate of about \$7,000 required and \$1,000 on account, but now we actually have about \$3,900. We are now using a spreadsheet!

Kitchen (Sharon)

Also using a spreadsheet for budgeting, with no previous numbers to use since this is a new team.

Have established cleaning policies and practices, ways to increase visibility and usage of Kitchen

Next meeting: Monday 9.30 am at the Kitchen.

Farm Management (Alison)

Dan Jason visited; impressed with the seed bank and pleased that he may be able to re-access some seeds of his own that he had lost track of.

Impressed with the agricultural accomplishments of the Commons.

Spring Fair May 7, seeds sale and veggie starts planned for Sale

Easter egg hunt on Easter Sunday – will do crepes & cinna-bunnies

General Council Agenda Items

1. Council facilitators needed: one starting in July, one starting in October

2. Smoking on the Commons

Need someone to pick up butts at front door and Timberframe structure; no one should smoke within a 3 meter radius of building doors and windows; placing a tin with sand at the front door actually violates this law. **(For laws of BC, see attached D)**

What ARE the delegated areas, now that the bandstand fell apart?

May need a purpose-built place for smoking, with cement floor, etc.

Should we have a no smoking policy on all Commons? This will be the topic for the 20 min discussion in July, with teams discussing before. Policing is an issue. And smoking is an addiction, etc. Must be talked about by all tenant groups (Linda will raise with PHC).

Notes submitted by Jinny Hayes for Communications Team

Attachments

A. Edward De Bono's six hat system of finding agreement

(Note there are several different orders and thoughts about each hat; this is the original)

	The White Hat calls for information known or needed. "The facts, just the facts."
	The Yellow Hat symbolizes brightness and optimism. Under this hat you explore the positives and probe for value and benefit.
	The Black Hat is judgment - the devil's advocate or why something may not work. Spot the difficulties and dangers; where things might go wrong. Probably the most powerful and useful of the Hats but a problem if overused.
	The Red Hat signifies feelings, hunches and intuition. When using this hat you can express emotions and feelings and share fears, likes, dislikes, loves, and hates.
	The Green Hat focuses on creativity; the possibilities, alternatives, and new ideas. It's an opportunity to express new concepts and new perceptions.
	The Blue Hat is used to manage the thinking process. It's the control mechanism that ensures the Six Thinking Hats® guidelines are observed.

Six Hats Thinking

Developed by Dr. Edward de Bono, the "Six Thinking Hats"™ technique is a framework designed to promote holistic and lateral thinking in decision-making and evaluation.

Conducted alone or in group meetings, participants – project members, key decision-makers and stakeholders – are encouraged to cycle through different modalities of thinking using the metaphor of wearing different conceptual "hats".

This approach seeks to combine the strengths of a range of different mental "states" which individuals instinctively tend towards – from rational and positive perspectives to emotional and intuitive, or from optimistic to pessimistic - by prompting participants to consider the same problem through a full spectrum of thinking styles in coming to common agreement on a decision or shared purpose.

Six "hats" are available to use, each identified by a different colour symbolic of a different style of thinking, and each dictating a unique mode of analysis. These include:

- White hat: "Information". Objectively consider available information, focusing only on data available, where gaps in existing knowledge exist, and what trends can be extrapolated from the information to hand.
- Red hat: "Emotions". Identify emotional reactions, judgments, suspicions and intuitions in oneself and others, separate from the objective data itself.
- Black hat: "Negatives". Raise and consider any potential flaws, risks, challenges and fears in a decision or plan in order to preempt them and avoid the dangers of over-optimism.
- Yellow hat: "Positives". Identify all optimistic, constructive aspects and suggestions regarding a decision or plan, with an eye towards building confidence and enthusiasm at the outset.
- Green hat: "Creativity". 'Blue-sky' thinking. Consider abstract thinking, digressions, alternative proposals, and provocative statements.
- Blue hat: "Overview". Consider the entire thinking process itself, i.e. 'meta-cognition'. Review and assess the six hats session thus far, identify places where a specific modality of thinking needs expanding, revisiting, or balancing.

In a "six thinking hats" session, each of these hats is "worn" by participants, the process guided by a facilitator familiar with the option. These hats may be metaphorical, or even physical, and each change of "hat" indicates the next stage of the session. By the end of a successful "Six Hats" session, a particular decision or evaluation will thus have been considered from a range of viewpoints.

My (HawkOwl) comment about this system: It is fascinating and I think it a very good way to get people to think together about whatever project is causing difficulties. I would like to note that there are a number of variations that have and are being used by Societies, Corporations, and various other groups, however I think it important to try. to practice, this original one before starting to fiddle around with it. I found in the little practice the CPR group did that the effort to find and express the opposite of what I felt and believed about the topic helped me to widen my perspective and brought it closer to my heart thereby bringing me closer to a possible solution peacefully.

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B. GERTIE/Commons Memorandum of Understanding

This Agreement is made the ____ day of ____ 2017

Between:

Gabriola Commons Foundation (the Commons)

and

Gabriola Community Bus Foundation (Gertie)

The Commons and Gertie agree that the Commons, on its property, located at 675 North Road, Gabriola, British Columbia, shall provide office space, facilities for storage of waste vegetable oil, and parking space for a fleet of 4 buses to Gertie under the following terms and conditions:

1. The term of this Agreement is 3 years commencing the ____ day of May, 2016.
 - a) in the event Gertie obtains alternative suitable office space, storage facilities, and parking for its bus fleet during the term of this Agreement Gertie may terminate the Agreement on 30 days notice, and rental charges shall be pro-rated and reduced to reflect the early termination of the Agreement .

2. Rental charges payable by Gertie to the Commons for office space, storage facilities for waste vegetable oil, and parking space for 4 buses shall be \$1000 (one thousand dollars) per year, the first annual payment due on the commencement date of this Agreement, and subsequent annual payments due on the anniversary date of the commencement of the Agreement in each subsequent year.

3. Gertie shall carry appropriate insurance for all its property located on the 675 North Road property of the Commons, and shall provide evidence of such insurance to the Commons.

4. During the term of this Agreement the fleet of Gertie buses shall use parking spaces in a parking area to the northwest of the Timber frame building, and the bus parking shall be accessed via the west entrance to the 675 North Road Commons property.

5. Although Gertie shall be guaranteed designated spaces to park its fleet of 4 buses, said designated spaces to be allocated to Gertie by the Commons, the parking area referred to in clause 4 shall not be reserved exclusively for use by Gertie. Buses shall be parked in such a way as to allow safe access to, and use of, the parking area by other vehicles.

6. The Commons estimates cost of construction of the parking area referred to in clauses 4 and 5 of the Agreement at \$7,600 (seven thousand six hundred dollars). Gertie is encouraged by the Commons to contribute monies towards construction of this parking area.

7. The Commons, through its Council, shall meet with Gertie on an annual basis to review the Agreement. The parties, at this annual meeting, may make any alterations to the Agreement for which there is mutual consent.

Signed on the ____ day of _____, 2017

On behalf of the Gabriola Commons Foundation

Name: _____ Signature: _____

On behalf of the Gabriola Community Bus Foundation

Name: _____ Signature: _____



C. Rationale for 2017 Tagline from Deb Ferens May 5, 2015

The Gabriola Commons. Where land and people meet.

Rationale:

- emphasis on place/space – it’s very concrete.
- includes an active word “meet”
- reflects important relationships such as: the one between the actual 26 acres and the people (or community) who tread upon the land; between people meeting each other on the land and working/talking together.
- it can harken back to the past, to the historical uses of the land, and how the land provided for previous generations – the pioneers and settlers – we are building upon traditions and wisdoms from our ancestors and generations before us – including First Nations who had a strong connection to Gabriola.
- it can point to the future – it will always be a place where land & people meet and determine together how a “community commons” engages & nourishes community and stewards the land
- it can reflect the three strong pillars of the commons – ecological (land); agricultural (land & people); cultural (people)
- it can be revolutionary & transformative – how the symbiotic relationship between land & people ensures that the land sustains people and people steward the land, creating a balance that is beyond market, state and private self interest.
- it can also encompass the more prickly situations when there is disagreement & conflict – turning that into recognizing diversity, the struggle for truth and justice as people (meeting on the land) engage in healthy, robust conversations that open up to all our variety, messiness and differences. We’re coming together there in the full spectrum of our diversity (and questions & criticisms). It might not work for everyone and that’s ok – instead of promising that it’s “a place for everyone” and not being able to deliver or being challenged on that.

D. Smoking Laws in BC

British Columbia banned **smoking** in all public spaces and workplaces including as of March 2008, within a 3-metre radius of doors, open windows and air intakes. Additionally, all commercial displays of tobacco visible to people under the age of 19 was banned in public areas under the same **legislation**.

[Smoking in Canada - Wikipedia](https://en.wikipedia.org/wiki/Smoking_in_Canada)

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On September 1, 2016 the [Tobacco and Vapour Products Control Act](#) and [Tobacco and Vapour Products Control Regulation](#) came into effect, replacing the *Tobacco Control Act* and Regulation. The new Act and Regulation will restrict the display, sale and use of vapour products and will be consistent with the existing laws related to tobacco. Additionally, the provincial buffer zone around all doorways, open windows and air intakes will increase to 6 metres. For more details on the new laws,

please read the [Requirements under the Tobacco and Vapour Products Control Act and Regulation](#) information document.

From: <http://www2.gov.bc.ca/gov/content/health/keeping-bc-healthy-safe/tobacco-vapour/legislation>

Policy: Consensus Decision Making

Date: May 21, 2008 **Revisions (date):** Jan 14, 2009, June 2, 2011

Policy Statement:

“Consensus decision-making will be used at all Society meetings”. (Foundation By Laws Part 6.33)

Unity does not mean unanimity; it means the best general agreement possible in a reasonable time period.

Procedure:

1. Introduce the proposal.
2. Clarify questions and call for concerns.
3. Amend and modify the proposal through more discussion, or withdraw if there is no support at all.
4. The facilitator of the meeting will then ask for any further changes, reservations, or objections. The following options are ways to indicate a lack of support for a proposal or decision:
 - Non-support – I don’t see the need for this, but I will go along.
 - Reservations – I think this may be a mistake, but I can live with it.
 - Standing aside – I personally can’t support this, but I won’t stop others.
 - Blocking – I cannot support this or allow the group to support this.
5. If there are no further amendments or objections, the decision will be accepted.
6. If a proposal is blocked, the group determines a reasonable time limit for making a final decision