

# Gabriola Commons COUNCIL

## Notes from the meeting of August 2, 2016

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**Present:** **Facilitators:** K. Louise Vincent and Rebecca Furnell **Recording Team:** Long Range Planning, Kit Szanto, George Szanto, Raymond Tremblay, Bob Andrew, Judith Roux, Alison Fitzgerald, Patrick Roux, John Peirce, Charles Silva, Brenda Fowler

### A. TEAM REPORTS

- **Sharing the Commons Team (Kit)** Next meeting Wed. Aug. 17 at 10 am

1, Special focus: Hilary Peach and Melissa Nobels came to the meeting representing **Poetry Gabriola Society** with a proposal for a new relationship between Poetry Gabriola and the Gabriola Commons, (originally defined in a memorandum of understanding dated May 25, 2012). In the proposal the Gabriola Commons would become the “primary legal partner” in a joint ownership of the Poetry Yurt, with insurance covered by the Commons. The Commons and Poetry Gabriola would both have use of the yurt for events and projects (returning the yurt to a “neutral state”, ready for use.) The Commons would continue to have access to the area underneath the Yurt for storage of agricultural equipment.

The Commons would be responsible for:

- “legal paperwork” (such as fire inspection documents)
- acting as booking agent for use of the Yurt (keeping Poetry Gabriola informed)
- providing and maintaining parking areas.

Poetry Gabriola would be responsible for

- the maintenance of the inside space
- collecting and depositing income from rentals into the Yurt Maintenance Fund,
- creating events “that honour and celebrate the space and partnership”

Shared responsibility:

- Infrastructure repairs and maintenance through joint work parties
- Decision-making regarding landscaping (including tree cutting) or modifications to the structure “within a 60 metre radius of the structure”
- Installation of a solar electric system

During discussion it was pointed out that before any agreement can be made with the Commons, the proposal needs to be first considered by the Property Management Team, the Booking Coordinator and the Trustees.

2. The “**North Zone**” of the Workshop: Representatives of the Bike Kitchen (Michael Taylor), the Pottery (Pam McCartney), Property Management Team (Patrick Roux and Bob Andrew) and Sharing the Commons (Judith Roux) met to discuss a potential joint sharing of the space adjacent to the Woodwork studio within the Workshop. It was determined that the spatial needs of the Bike Kitchen and Pottery were similar enough to permit both groups to use the space on alternate days, with the kiln installed outside, under cover. Care would be needed to ensure that clay dust be vacuumed and that lubricating oil from bicycle repair be isolated from pottery shelving areas.

The space required by the PMT to operate the Commons drinking water system (including access to filters and storage of tools) would be reserved in the north east corner without encumbering the other uses.

Cost of overhead needs to be assessed for the eventual rental fees

3. **Commons bookings** Gloria Filax has proposed that our rental charges differentiate between long-term and infrequent use of the spaces at the Commons. This would help to simplify the collection of rental fees with an annual (or every three months?) flat fee at a lower rate which would be fairer than the per hour rate of occasional use. Gloria will work on a proposal with Maggie for next Council.

- **Trails and Green Spaces (TAGS) (Kit)** Meet every Saturday morning at workbees.

Children from Camp Miriam have been coming for over 6 years to the Commons to help control/eradicate invasive plants such as Daphne laureola, Scotch broom, Tansy ragwort... They take a well-deserved pride in the results of their collaboration with the TAGS team. The TAGS team however is running out of volunteers to help take the kids to the remaining Daphne "hot spots" around the Commons. It is felt those managing the Camp Miriam excursions could be asked to search for other places on Gabriola able to benefit from the campers' community service. The suggestion was made that GaLTT could be asked to work with Camp Miriam and Kit agreed to talk to Rob Brockley about this.

- **Gabriola Commons Foundation Trustees (Maggie)** Meet second Thursday at 2pm

- Meeting of past and current trustees of the Commons was positive and encouraging. Discussion focussed on direction to take after mortgage is paid off - the "Legacy" of the Commons.  
- (Alison) Discussion on safety and security lead to good discussion on values (ref. the Code of Ethics proposed by the Covenant Team) and greater respect for the environment on the Commons  
- New "Societies Act" (Maggie) We have 2 years to make the changes to our Bylaws required by the new legislation. Reason for change: to make society structures more transparent to members. Key points: definition of "membership"; "unalterable clauses" no longer permitted.

- **Long Range Planning Team** (Next meeting August 12 1:30 at the Campground.

Rep: Deb Ferens)

Planning to move "from talk to action" at community event September 18, from 1 to 6 pm. Please mark this on your calendars!

- **Grant Writing Team** (Meeting will follow LRP event in Sept. 18 - rep. George Szanto)

We welcome a new member to the team: Justin James with a rich background in graphic arts, film production, fund raising and much more! Good timing with the upcoming LRP community event!

- **Farm Management Team** (Next meeting August 29 at 9:30 am. Rep. Sharon Arnell)

Alison will be stepping down as rep for the North Garden, to be replaced by Steve Compton. Appreciation expressed for the cooperation by allotment gardeners with the new watering restrictions. Many more gardeners are discovering the merit of generous mulching (not only preventing surface evaporation but enriching the soil with organic matter.)

On the question of safety on the Commons, the FMT would support signage explaining the values of the Commons and defining community stewardship.

The FMT had a table at the Agi Market talking about the Commons and selling Commons t-shirts as well as the fabulous cookbook (offered for free with each \$15 square of zucchini cake.)

Thanks to Sharon Arnell and Gill Elcock for dedication and eye for beauty in the Kitchen Garden!

- **Mid-week Market** Wednesdays from 2 to 3:30 in the Timber Frame : growing each week with new vendors and great community response. (contact Judith at rouxmackay@shaw.ca)

- **Commons Kitchen** – (rep: Sharon Pattison) Orientation sessions are planned this month with prospective users of the Kitchen and two large-scale trial events planned for early September (the Fall Fair and the Agi Hall farmers' Field to Table Feast.) **Official opening coming soon!**

- New storage shed for apple juicing equipment has just been completed – thanks to Bob and Don!
- on issue of security, possible installation of phone or cell phone programmed to access 911.

- **Property Management Team** (rep Charles Silva. Next meeting in early September.)

- Solar Project: (John) We are still waiting for news from BC Hydro on grant application for the installation of a system (existing or new post) which would permit us to mount the house meter at a distance from the house, avoiding fire hazard and unnecessary exposure to EMR (it would still be radio off) . The second meter would be installed on the Workshop with fireproof backing, but without radio-off setting.)

- Woodwork Shop: (Patrick Olmsted) Meeting of stewarding team proposed for September (date not set) to finalize planning of the different woodworking stations.

- Decision on donated dishwasher in upper kitchen of house: Take it to GIRO and fundraise for a 2-drawer sterilizer dishwasher.

- Water (Patrick) A backup pump for irrigation purposes had barely been installed when the current pump burned out from frequent use. Now a new backup pump has been found and will soon be installed.

- **Infrastructure Team** (meeting tba)

- Parking Restrictions needed to keep fire/ambulance access open to south side of house and to new Kitchen. 3 parking spaces have been roughed out near the Poetry Yurt for drop-off purposes. Need to develop a clear plan for parking areas with need for signage to be discussed with Signage Team.

Note: Grant application for completion of west parking lot was not successful.

- **Communication Team** (rep: Jinny Hayes) Next meeting Friday, Aug. 12 at 3 pm.

- Signage The design for the four “directional” signs at each driveway entrance has been finalized and they are being built by Ron Crown and Ode Howard.

- The design and positioning is underway for the two large “book end” signs located at both edges of the property on North Road .

**Please note time sensitive offer of matching funds to complete this project: Kit and George Szanto have generously offered \$1,250 if it can be matched by the community before the end of September. If not, the offer will be withdrawn. Several hundred dollars have already been pledged... we can do this! Contact Jinny ([vhayes@uvic.ca](mailto:vhayes@uvic.ca)) with your pledge. No offer is too small!**

- **Events Team** (rep: Rebecca)

Commons Garage Sale: August 6. 10 to 2 pm

Fall Fair planning in full steam: September 4 from 10 to 3 (see website for details)

- **Covenant Team** (rep: K. Louise) Next meeting Aug. 9 at 2:30 at campground

Continuing on with meetings every two weeks with the fine-tuning of the Covenant, concentrating on Stewardship and the Base-line Inventory.

- **Conflict Prevention and Resolution** ( next meeting?)

Offer to initiate discussion on the hedge with an eye to safety and manageable height!

- **Facilitation of Council:**

**Huge thanks to K.Louise Vincent and Rebecca Furnell for their sensitive and elegant facilitating of Council over the past 3 months.**

Next facilitators:

September to November: Bob Andrew with Jinny Hayes

December to February: Bob with Deborah Ferens

March to May: Deborah with ?

- **20 Minute discussion topics:**

**Please feel free to suggest topics which could benefit from discussion at Council**

**Contact Jinny [vhayes@uvic.ca](mailto:vhayes@uvic.ca) with your ideas.**

**Next Council: Tuesday, September 6, 2016**

**Recording Team: Property Management Team**