

Commons Coordinating Council (CCC)
gabrielacommonscouncil@gmail.com

Notes for Meeting of Dec.3, 2013

Present: Stef Marrie, Muriel Weins, John Pierce, Linda St. Clair, Patrick Roux, Rebecca Furnell, Judith Roux, Brenda Fowler, Alison Fitzgerald, Jinny Hayes, Debra Ferens.

Co-facilitators: Stef Marrie & Muriel Weins

Recorder: Trustees – Alison Fitzgerald

Next CCC meeting: Tuesday, Jan.7, 2014

Recorder for next meeting: (Team) Share the Commons -

Meeting Agenda:

1. 20-minute discussion - current: Recap of Archiving and choose next topic.
2. Team, Project & Group Reports
3. Follow-up from previous meetings
4. Additional items arising from this meeting

Follow-up Items from previous meeting - discussions outlined below:

- A. **Smart Meter** – How to respond to BC Hydro
- B. **Consensus Policy** (final version with input from Conflict Prevention & Resolution Team)
- C. **Communication** (report from group reviewing Members list)
- D. **Website** (report from group working on page by page review)
- E. **Allocation of \$4000.** (Potential list attached, to be sent to all teams. **Feedback requested**)
 1. "You are here" site plans at 3 or 4 entry points to the Commons (plus small handout versions)
 2. Septic field for Community Kitchen completion
 3. Finish east/west connector pathway
 4. More exterior lighting
 5. More welcoming and informative entrance
 6. Beautification of building interior, include interior lighting
 7. Elevator
 8. Farm gate stand
 9. Party

Reminders & Action Items - will be followed up at next meeting:

A.

Ongoing Discussion Topics - for 20-minute discussions:

- A. **How to function without a Communications Liaison until someone steps into the role.**
- B. "Personal Benefit" at the Commons
- C. Sustainability Building
- D. Signage

- E. Recognizing contributions
 - F. How do we decide what gets sent out to membership?
 - G. Website Update (will receive information package from Hans/Heide)
 - H. How do we orient people to the Commons?
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1. Notes from 20-Minute Discussion:

Current topic: Archiving at the Commons – Summary of Sept. & Oct. discussions

- Each team should keep hard copies of meeting minutes in a binder. These could be filed yearly at the Commons. This could be as simple as all files in a file box dated with the year.
- Can we accept the premise that someone on the team will be computer literate enough to process electronic files?
- Should key pieces, such as mandates and processes be stored electronically? Could these be forwarded to Hans to be posted on the team website pages? Alternative locations for electronic archives. Hans has created codes for teams to file electronically; but where, other than the website does the Commons file electronically?
- Workshop – George to ask Phyllis Reeve if she would be willing to hold a workshop on Archiving. At least one member from each team should attend.
- Archiving Team – Sheila B., Alison and Jinny have expressed an interest in this, after a workshop has been completed.

December discussion notes:

- Traditional archiving methods do not work for the Commons, due to the number of Teams and groups creating and documenting the history. We need a more common sense approach that will work for everyone.
- Teams were asked to ensure that all documents are dated.
- Creation of an electronic index to help us find items.
- A brief discussion arose regarding community archiving. What would that look like, and how would the Commons participate?
- Points for a task force to consider are as follows:
 1. What should each Team/Project and Group archive?
 2. Where should hard copies be stored?
 3. How to designate name, authority files and subjects.
 4. Where to keep electronic files – cloud, flash drive...?
 5. Fire proofing of archives and other documents at the Commons.
 6. Electronic index.
 7. Can a workshop be put together?

**Next Topic: An informal discussion about the water systems on the Commons,
by Patrick Roux.**

2. TEAM Reports:

Commons Coordinating Council (rep:

- :

Communications (rep:

- No report

Covenant (rep:

- No report

Farm Management (rep: Judith

- Gardens have all been weeded and mulched and put to bed for the winter.
- Next Meeting:

Fundraising (rep:

- no report

Grant Writing (rep:

- no report:

Infrastructure and Property Management : Patrick

Patrick is planning to do inventories of several systems on the Commons including water, electricity, safety, and sound systems. He has started the water inventory and circulated 2 schematics of the existing water systems, well and pond, during the meeting.

Learning Opportunities (rep:

- no report

Share the Commons (rep:

- no report

Trails and Green Spaces (rep:Judith

- Daphne eradicators and trail makers continue to work...in the rain!
- Next Meeting:

Trustees for Gabriola Commons Foundation (rep:Jinny and Debra

- Jinny reported that David Soy has resigned from the Team.

Jinny requested a discussion on the installation of a smart meter at the Commons. A \$35 a month reading fee will be imposed on those opting to stay with the analog metres. See end of report for outcome of discussion.

Debra reported on the receipt of another anonymous donation: this time in the sum of \$49 thousand; \$40 of which will go towards the mortgage and the remaining \$9 thousand toward projects and maintenance. Debra will give a full financial report to Council next month, including a project update.

- Next Meeting:

Volunteers & Events: Stef Marrie

The **Christmas Craft Fair**, held Saturday, Nov.15th was a huge success. With the rental of Rollo Centre we were able to expand our space to include over 40 tables, including vendors, Commons and a number of non-profits. All of the vendors reported an excellent day for sales, the raffle was a popular new addition and hundreds of Gabriolans were presented with a festive opportunity to visit the Commons. The main sources of revenue were space rentals and the raffle, with a decline in the bargain table and donations. After expenses, the total revenue from the Craft Fair was \$1248. These funds will be added to the Events revenue until disposal at year end. A hearty Commons thanks was

extended to everyone for the support received from Council members before, during and after the event. Jinny expressed the Commons' sincere appreciation to Stef for a job well done.

Conflict Prevention and Resolution team

Rep: Muriel

The first meetings have presented some challenges, but the members of CPR are working on it.

Long Range Planning Team: Linda

Linda reported the Team is reviewing its mandate and working on refining the planning chart distributed at the last Council meeting.

A new date has been proposed for the planning workshop, Saturday, January 18, 2014, from 1 to 4 pm. Two additional meetings will be held to plan the workshop, December 10th at 11:30am and January 3rd at 9am. Deb will receive comments on the plan from anyone wanting input, and Stef will include the dates in the Communique.

PROJECTS:

Community Kitchen (rep:

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Island Connections (rep:

-

Labyrinth (rep:

-

Sustainability Centre (rep:

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GROUPS

People for a Healthy Community (rep: Brenda Fowler

Brenda shared an interesting statistic – over 18 tons of food was dispensed from the food bank during 2013. She reported that the joint meeting with the Commons trustees was dynamic and encouraging. The 2 treasurers have since met but unfortunately have found no solutions to PHC's funding problem. There will be a follow up meeting and Brenda will attend the Commons' Long Term Planning workshop in January to search for common components in our mandates.

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- Next Board Meeting:

Poetry Gabriola (rep:

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3. Discussion on follow-up items from previous meeting:

A. Consensus Policy

- **Terminology – Policy, process or guidelines**

Linda St. Clair summed up the discussion very succinctly by pointing out that a lot of thought and work went into the development of the Decision Making and Consensus Policies, and there is no doubt about their intentions. The term 'policy' ensures that everyone will understand that there are no alternatives to decision making at the Commons. It was agreed that the terminology will remain as policy.

B. Communication – *to be added to a future agenda.*

- Round table discussion on the position of Communications Liaison. What are the key elements to have in place? Ideas to divide and share responsibilities.
- Report from group reviewing members list.
- Use of Mail Chimp website to send out Communiqués – Louise Amuir

C. Website (report from group working on page by page review) – *to be added to a future agenda.*

D. Allocation of \$4000. (Potential list attached, to be sent to all teams. **Feedback requested**)

1. “You are here” site plans at 3 or 4 entry points to the Commons (plus small handout versions)
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4. Additional Items Arising:

Discussion around whether or not to accept installation of the smart meter resulted in reluctant acceptance (due mainly to financial penalties incurred for noncompliance), and a recommendation to address the issue of alternate energy systems in our Long Term Planning. Included, is Deb Ferenc’s summary, as sent in the Communiqué.

Only on the Commons!

What does a \$35 monthly expense have to do with alternate energy solutions?

At the November Council meeting, some time on the agenda was devoted to “Smart Meters”. As per Council practice, an issue was brought forward, this one by the Trustees (the Team responsible for finances and legal issues). The Trustees received notice from BC Hydro (as did many Gabriolans) regarding meter options, either replacing the old meter on the Commons with a Smart Meter or keeping the old meter and paying the \$35 monthly fee. As the conversation moved around the room, a \$35 expense question elicited a wide range of responses, concerns and comments:

- the fee of \$35 per month for two meters (\$840 per year) is a strain on the finances.
- some information was shared about the electrical panel and infrastructure on the Commons
- not having a smart meter might affect future electrical issues on the Commons
- time to move on – smart meters are here

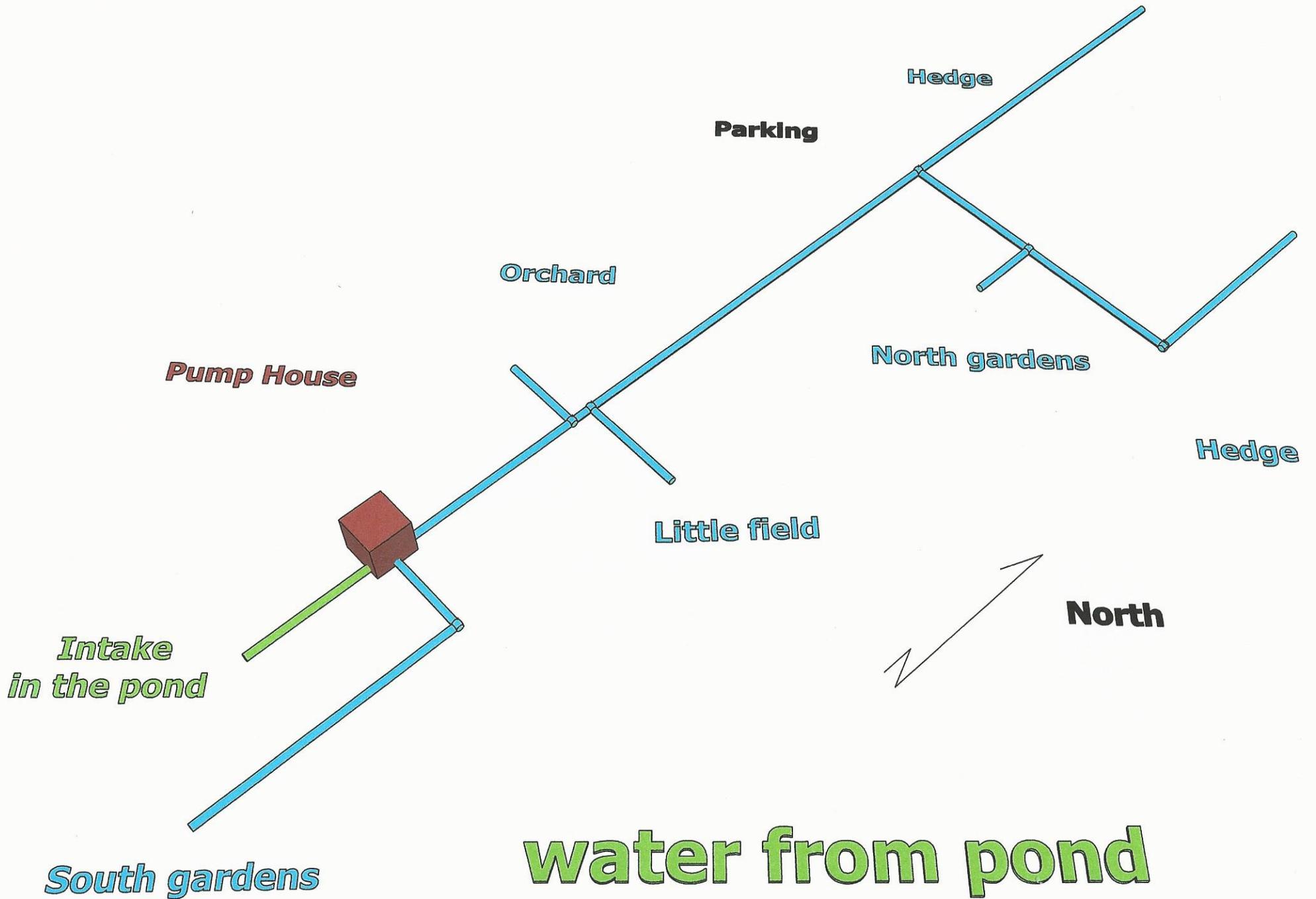
- the health impacts of the meters
- privacy concerns
- lack of government consultation prior to the installation
- lack of consultation and lack of democracy
- long term energy needs on the Commons and moving towards alternate energy
- energy and climate change

Good discussion, lots of head nodding, mindful listening, thoughtful comments, even some laughter. When discussion time was up, it felt like we could move on to the next item without a lot of anxiety, unfinished business hanging in the air, or conflict.

Oh, and before moving on, what about that \$35 (x 2) expense – a gentle, somewhat sad, slightly resigned, agreement that fiscal responsibility was important (get a new meter) and let's commit to having that bigger, more exciting conversation about alternate energy on the Commons and overall future sustainability on our island.

5. Attachments:

- a) Water Systems at the Commons – included below.



Well Water

Kitchen garden

Pump house

commons kitchen

Shop

House

Well

Barn

