

Gabriola Commons Council
Notes – February 7, 2017

Present: Bob Andrew, Sharon Pattison, Deborah Ferens, Charles Silva, Patrick Roux, K.Louise Vincent, Jinny Hayes, Judith Roux, John Peirce, Alison Fitzgerald

Facilitation: Bob Andrew, Sharon Pattison; **Note-taker:** Judith Roux for FMT

Agenda:

1. Welcome
2. 20-Minute Discussion
3. Team Reports
4. Business arising
5. New Business
6. Next Meeting
7. Next Note Taker

1. **Welcome** – Cold with deep snow@! All intrepid attendees needed no introduction.

2. **20 Minute discussion** LRP Team Projects

Major next stage of Long Range Planning Team began with a community-wide workbee on November 27, 2016, focussing on the four projects identified as highest in priority for the Commons:

- the Water System, Timber Frame Structure
- the Timber Frame Structure (also referred to as Sustainability Centre)
- the Goat Barn Complex, including Dining Hall
- a Pond Viewing Platform

The intention of the process was to lift the four projects off the planning chart and launch the thinking that would lead to action. After a world-cafe discussion of all projects by all, 4 groups were formed, committed to pursuing their project during the following 6-week and reconvening on Jan. 17.

Continuing with the LRP mandate, new ideas were considered, to be added to the Planning Chart.

Winning the “dotting” process: Composting facility and Storage for community organizations. (Other ideas noted: Laundromat, Controlling the growing trees, and .)

The January 17 meeting saw the presentation of strong proposals for each of the projects, with a clear commitment to continue the work. The next stage: getting to the “serious proposal” stage, with overall design plans. This will involve working with the Infrastructure Team (meeting set for Sunday, Feb. 12); Grant Writing Team, Sharing the Commons Team (including proposals for stewardship of the different projects) and Council for prioritization of the projects.

Discussion:

- After the mortgage is paid out (in 1 ½ years), what happens to monthly donations?
- How do we see the future of the Commons (with respect to PHC and GERTIE?)
- The whole process has brought in new people, with refreshing new energy.

Next topics for 20 minute discussion:

March: Future Financial Allocations post Mortgage payout.

April: When is a Team a Team?

May: Consensus decision Making - How governance works on the Commons.

3. Team Reports:

- **Covenant Team** (K. Louise): The Covenant Team is working to complete the next draft of the Covenant, focussing on the Stewardship Plan template and biomapping and has planned a retreat to accomplish this in March. A meeting with Tim Leaden (legal expert known for his work in environmental and land issues) was very positive. He will research covenant holding. Next meeting: Feb. 15 at 2 pm.
- **Signage Team** (Jinny) The cold winter has slowed down the finishing of the directional signs and the large “bookend” signs will wait until the later spring.
- **Communication Team** (Jinny) Work on the website has started with input from Justin James. Presence at Welcome Wagon meetings is ongoing (new participants welcome!) See below for discussion of new tag line for the Commons.)
- **Farm Management Team** (Judith) We’re looking someone to report to Council for the FMT and receive emails as contact person, to replace Sharon Arnell, who took wonderful care of the FMT for the past several years. (Email rouxmackay@shaw.ca)
 - Planning for spring planting of vegetables (see minutes attached)
 - Collection of mulch and manure is ongoing.New arbour/gate is in progress at the Kitchen Garden.
Invitation to consider volunteering for planting, weeding, watering during the growing season!
Sharon Arnell (davidarnell@shaw.ca) will still be the contact person for this list.
 - The Commons will be at the Food Forum (Feb. 18) to talk about renting the Community Kitchen, coming to the Mid-week Market and signing up for garden plots.Note: Dan Jason will be on the island on the weekend of March 24-26. We’d like to invite him to a Spring Potluck dinner. Please let us know (to rouxmackay@shaw.ca) if you could attend.
Next meeting: Monday Feb. 27 at 9:30 am.
- **Infrastructure Team** (Judith) Meeting on infrastructure needs of the 4 main Project Groups: on February 12 at 3 pm.
- **Finance Team** (Deborah – nominal Treasurer)
 - The new Finance Team is up and running, with Maya, Maggie and Deb at the core, with relevant teams (eg. PMT, Kitchen Stewards) attending the biweekly meetings as necessary. The Commons computer and all financial files etc. are now locked in the new file cabinet.
 - The first hour of each meeting is dedicated to regular bookkeeping; the second to questions on the bigger picture. All requests for reimbursement need to respect the rhythm of the Finance Team meetings.A request for Team budgets will soon be forthcoming for the fiscal year of April 1 to March 31. Contact person to be announced. Next meeting: Monday Feb. 20 at 12?30

- **Property Management Team** (Charles): Three meetings were held last month:
 1. Working on a budget for 2017 (estimated at 11,250.) It was noted that expenses need to be covered by revenue for facilities rented (See attached report)
 2. Specific needs:
 - Parking lot seriously rutted during recent severe weather. It was flattened and rolled and a truckload of driveway chips was ordered and spread/ Lot is closed temporarily until weather permits further work. Note from PHC requesting advance notice of such closures for people with accessibility problems.
 - Emergency response to water problems in PHC kitchen led to discussion of needed electrical and plumbing work due to unsafe transformations by PHC during the years. Estimated cost of \$2,020 will be shared with PHC.
 - Replacement of Commons UV filter in Work shop will cost \$2,337.29.
 There was a detailed layout re the PMT budget. See PMT for details.
 3. Meeting with Stewards of the Woodwork Shop and Sharing the Commons. Discussion of template for stewarding and insurance. (see notes attached)
Next meeting: Friday , March 3 at 5 pm

- **Kitchen Stewards** (Sharon Pattison)
Community Kitchen is operating successfully with 3 teams of people alternating on bookings. Financial report: Revenue of \$805 from 20 rentals since end of September. Need noted for estimate of costs of propane and electricity to run the kitchen. Sharon will attend the next meeting of Finance Team.
Next meeting: Feb. 20 at 10 AM

4. **Business arising:**

- a. New Commons Tagline (changing “A Place for Everyone”)

The proposal: “Where land and people meet” was considered at team meetings and all returned with a positive vote for the new tagline. The issue of copyright restrictions was raised (ref: a book by the same title by Manitoba Mennonites.)

Alternative proposal: to incorporate notion of agriculture into the wording. Jinny will return to next Council with further research. Deb: Trustees should make the final decision re the legality of the name.

5. **New Business:**

- Keys (Jinny)
- Recruitment of new participants
- Future financial allocations after mortgage payout.

Note: Don't miss Addendum below (giving fullness to 20 minute discussion topics to come!)

Next Council: Tuesday, March 7 at 7 pm

Next Note-taker: Kitchen Stewards

ADDENDUM

Teams, Projects and Groups:

Teams are groups of individuals who operate on the Commons with a specific mandate. All Commons affairs are attended to by one or more teams rather than being directed in a top-down manner. Teams function independently on the Commons while co-operating with each other to ensure the organization functions effectively. There are also project groups on the Commons which function as teams throughout the duration of a specific project. Additionally, there are several community groups that are active on the Commons property. Members of these groups are encouraged to attend Council so as to stay informed on current affairs.

(Source: Decision Making on the Commons)

So, when is a team a “Team”? What is the process for becoming a Team?

- When a new issue or task or project is identified that needs attention and will require oversight by an identified group of people interested/moved to action on the issue.
- This new focus/task may become clear after someone/some group approaches another Team such as Sharing the Commons (proposals) or Long Range Planning (project oriented) or if a topic or issue receives attention at Council.
- Proposal for a new team is presented at Council
- Proposal includes “rationale” for the team, its broad focus and identifies the individuals interested to begin the process.
- A Team Mandate is drafted by the newly formed group.
- The Team Mandate is presented to Council for adoption/approval.
- Team sends a rep to Council on regular basis to report on activities, updates, and meeting dates.
- All teams use consensus decision making as outlined by Council document.

Groups of people making decisions or taking action on the Commons should be a Team as all decisions and actions affect all teams in one way or another. The spirit of sharing information, learning about the big picture on the Commons, engaging in critical thinking and preventing conflict are essential to Commons governance & operations.

A Team is NOT:

- Casual renters
- Longer term renters with a Lease or Memorandum of Understanding (though ongoing communication and attendance at Council meetings is welcome and proves invaluable)
- Workbees
- ???