

Commons Coordination Council - January 12, 2016 in the Community Kitchen

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PRESENT: Judith Roux, Muriel Wiens, Kit Szanto, George Szanto, Kathy Gregg, Sheila Brooke, Gloria Filax, Sharon Arnell, Deb Ferens, Alison Fitzgerald, John Peirce, Patrick Roux, Bob McKechnie, HawkOwl, Robbie Huston, Xanon Jensen, Bob Andrew, Charles Silva, Louise Amuir

CO-FACILITATORS: Muriel Wiens, Judith Roux

RECORDER: CPR Team (Louise Amuir)

INTROS – round of names

AGENDA: GERTIE home and update, solar panels and smart meters, allotment gardens and water, Treasurer update on financials,

GERTIE : clarifications – they are willing to pay \$1k per year to the Commons. Insurance OK – GERTIE has their own insurance. . Firehall not yet an open option.

Infrastructure team brought a map with a proposed re-situation of GERTIE parking on the overflow parking lot and upgrading of the west entrance (see infrastructure map). They are also proposing other work at the same time - 2 berms should be made to make it impossible to drive over the septic field. BCHydro is changing position of posts so there may be a slight readjustment of the entrance. The proposed GERTIE parking would not be lost if they moved, as this parking proposal was already in the works. Infrastructure team suggesting we ask GERTIE for a \$2000 infrastructure contribution. Might need some more material because of elevation to add into the budget. How can we expedite the moving of the parking? First spot could be for GERTIE. Where will the money come from? Grant? Once we have a budget, the grantwriting team can begin. It needs to be priced out quickly. How much \$\$ are there? Deb will give update in a bit. See below FINANCIAL UPDATE

Next Steps: Infrastructure to get a price for work for the parking lot, broken out for different phases. (helpful in grantwriting to say we have financed the first part ourselves)

What is our answer to GERTIE? At first pass, there are no objections to offering GERTIE a home for three years with an annual review.

\$1000 for the first year to contribute to maintenance. This is also to be part of the annual review

Separate question: Infrastructure team suggests we ask GERTIE for a \$2000 contribution to Infrastructure to help out with the creation of the parking lot. If they can't do it, well, ok, but it

would be great to ask. Tonight we should endorse the question, but that Infrastructure should find out more about what the actual cost is.

Sooner GERTIE moves spots, the sooner we can fix the damage to the Woodwork shop. GERTIE has offered to help with repairs.

Deb is write up the response to send to Jim Ramsay and will send it to the Trustees to look over.

If we come up with an agreement with GERTIE it is between the Foundation and GERTIE. Trustees negotiate it and bring it to council for discussion

SOLAR PANELS – concern that we are not generating any solar energy while we wait to hear about net metering through analog meters. And there is also a \$70 monthly charge to use analog meters. How long will we continue with the struggle with BCHydro....

Panels will be resolved shortly – we have a written agreement from BCHydro saying we can do net metering via analog, although BCHydro is not responding. Bob has written a letter to CEO of BCHydro and is expecting a long overdue response within a week or two or another 3 or 4 months. Bob, Kit & George and Muriel will put in \$64.40 for another month extension. We could defer this discussion for another month. Grants for our own storage of solar power? Thoughts are that could run us \$2000 - \$60,000. The power generated, even in the winter, should off-set the cost of the payment of the analog meter fee once we begin net-metering.

WATER & ALLOTMENTS – PHC is interested in more gardening space. Farm Team reminds us that allotment gardens are for individuals/families and that PHC's request is outside the scope of the Farm Team, so they have brought it to Council. Allotment garden people meet in March or April. PHC gardens are designated and are inside the fence. PHC would like to expand their garden, as they believe they have reached the maximum production in their current plots. PHC has grown a lot of food and is giving it out to families and individuals at the food bank. Brenda has noticed that there are some unused plots and was wondering if it would be ok to ask if there's a family in the north garden area who would like to partner with PHC. PHC would like to be part of the garden orientation meeting, since their plots are inside the fence and sometimes questions arise. Alison expressed appreciation for Jason a PHC person who keeps the grass trimmed for the entire north garden.

Expansion of garden space is something that would have to be discussed during lease renewal. The contract is with the Foundation and there would be discussion at Council. Fay is the trustee who is the PHC liaison.

WATER deserves a wider discussion

FINANCIAL UPDATE – we have designated donations. After paying for designated projects, we have \$3,900. Plus a directed donation to signs/parking lot of \$1000. \$5500 directed donation toward the mortgage.

GRANTWRITING – septic system came in \$10K under budget. \$5K went back to Nanaimo Foundation and they invited us to apply for it for another kitchen project (for refrigeration unit)

TRUSTEE – roles decided at the last meeting. Chairs: Fay and Alison, Treasurer: Maya & Maggie, Secretary: Louise & Cameron, PHC Liaison: Fay, Security Liaison: Linda, Privacy Officer: George.

Moved our meetings to the 2nd Thursday of each month at 2pm

STC – garbage and recycling bins clearly labelled would help. (currently there are bins on the deck outside the kitchen in the farmhouse and outside the new kitchen)

Wed Jan 20 10am STC

TAGS – Meetings at Saturday workbees. Wild Rose gave us a deal on the extractigator

CPR – working very hard on human communication and conflict. Next meeting: first wed of every month at 10am

COVENANT TEAM – biomapping on the wildest day of the year. Bird count day. Next one in March

Next meeting Wed Jan 20 2pm

LRP – postponed meeting TBA Thinking of having another big 5 year planning meeting.

BOOKINGS – please do book your meetings. Gloria checks email every weekday morning. New big rental group coming in to ground floor meeting space three times per week (AA).

FARM TEAM didn't meet in December Last Monday 9am

SECURITY: Linda wants a specialty first aid kit for kitchen, woodworking shop...Paul Champion is looking for places to put AED's

PMT – working with Gloria about accountability – One of our renters left the oven on overnight and left a bit of a mess. Issue of cleaning has come up quite a bit. Do we want to pay someone to wash floors a couple of times per month? Patrick Olmsted has offered to be the workshop steward along with some boat school folks. Boat school offering workbenches. Patrick and Patrick will figure out what we can use.

Mentioned to GERTIE damage to the roof – they've offered to help fix it.

Mary Wilson has passed on the spreadsheet for maintenance. Fay has handed in the energy audit. PMT is going through prioritizing work needed.

New smoke detectors in kitchen. First Aid kit needs replacement/replenishment – Linda has offered to look into this, along with someone else (Sharon??)

Septic berm to be implemented once we have a budget. This will allow access to the yurt via a compacted path and one loading zone parking spot. Needs to happen before summer if the septic field isn't going to be compromised.

Emergency power backup for community kitchen and well pump eventually. Louise will email John a copy of community kitchen procedures. Patrick wants to thank Charles and John for picking up the pieces.

22nd of Jan 4:30 – every two weeks.

JUDITH – all the different groups on the island all talking about the same important global issues. Would it be ok to let people know through the communiqué about the film This Changes Everything at the Haven next week.

DEB - glad we met in the kitchen!