

Commons Coordinating Council (CCC)
Notes for Meeting of : March 1st 2016

Present: John Peirce, Deborah Ferens, Rebecca Furnell, Guy Mireau, Charles Silva, Kit Szanto, Jinny Hayes, Bob Andrew, Judith Roux

Co-facilitators: Judith Roux, John Peirce

Recorder: Rebecca Furnell

Meeting Agenda:

1. 20 Minute Discussion
 2. Reports: Teams, Projects and Groups
 3. Follow-up from previous meetings
 4. New Business
 5. Reminders & Action Items - will be followed up at next meeting:
 6. Next meeting: date, recorder, topic of 20-Minute Discussion
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1. Notes from 20-Minute Discussion

No 20 minute discussion

2. Reports:

Property Management Team (PMT) – John Peirce

Two work benches from the Boat School have been donated to the workshop. Generator (donated, 6KW) has been fixed at a cost of about \$800. Met with Steve Wilford about wiring in a generator 240 V plug and interlock breakers. Need circuits for Community Kitchen (especially the 2 freezers) and the water pump. Preliminary cost estimate \$1000 - \$2000. Anticipate covering this from PMT budget.

A rototiller and lawn mower are currently be serviced by Bill Schrama. There is another lawn mower that needs servicing, and the pond pump needs a maintenance check which Patrick will arrange.

Linda St. C. raised her concerns about safety & First Aid on the Commons. We need to find someone with a First Responder or Nursing background who could take charge of maintaining First Aid kits, with specialized kits for Community Kitchen and the Workshop. Further, there needs to be appropriate First Aid training for Kitchen and Shop Stewards and users. Charles, as one of the Kitchen Stewards, will look after First Aid and fire extinguisher requirements there.

IF anyone who receives these notes is willing to look after this please contact the PMT.

Arrangements are being made to get a defibrillator, which can be shared with PHC. Training (not complicated) is needed so several people feel confident using it. There is an annual maintenance cost of \$200, which should be shared with PHC. On agenda of PHC Board. Linda will continue to coordinate with Paul Champion re getting defibrillator.

Letter from PHC re improvements. Letter received outlining planned improvements. Fans and kitchen improvements are fine. Concern about having any permanent stand in front because accumulation of “stuff” makes a messy appearance. Outdoor sink OK, but not on north side where drainage is poor. John will draft a response.

Next Meeting: Friday, March 4 at 4:30 PM in Dining Room.

Covenant Team – Deborah Ferens (COV)

Spring biomapping will happen on March 19- watch for more info in the Communique, website, facebook, etc. **Deborah get blurb to Rebecca.**

On March 3rd the team will be undertaking revision work on the draft covenant.

Sharing the Commons Team (STC) – Kit Szanto

Next meeting March 16th, 10am

Communications Team (COM) – Jinny Hayes

Megan Curtis has prepared a draft article for the paper that will be published when the Community Kitchen is ready to open. **Jinny will send this to the Kitchen Steward Team for review.**

TAGS – Kit Szanto

A berm is being constructed to protect the new septic field (between the Poetry Yurt and the timber frame building.)

Soup Makers

The Saturday Soup makers are in need of more people. **If anyone out there is interested in making soup for the work bees please be in touch!** fred.harris1@gmail.com

3. Follow-up from Previous Meetings and project updates

Signage

Rebecca has not received any feedback based on the report made at last Council by the signage taskforce. **Rebecca will send an email directly to team reps to ask for feedback from teams.**

Solar Project update

- BC Hydro has turned down a request from the Commons to waive the fee for having the radio off smart meters as well as the request for retaining our analogue meters in case there is the possibility of reinstalling them later on.
- The taskforce is preparing a blurb about where we are at with meter options/progress
- As per the proposed options. fire proofing needs to be built for the new meters
 - Guy expressed his concern that due to how fires have occurred with Smart meters, metal fire proofing between the meter and its mounting would not prevent fire from causing damage. He suggested that time and effort would be better spent constructing a power shed near the road where the meters would be mounted and running power from there, underground to the buildings on the Commons.
 - Based on this, it became apparent to the group that with this set up (power shed near the road) the radio off feature is somewhat irrelevant since the meters would be at a distance from the main buildings on the Commons.

- Based on the discussion at this meeting **the Infrastructure Team (with Fay who is the trustee contact with BC Hydro) will prepare a proposal for April Council.**

Community Kitchen update

- Water testing is done – no problems
- New fridge unit in, lockers on the go
- VIHA inspection should be soon
- Kitchen Stewards are working on refining the booking and use procedures

Parking Phase 1 update

- Quote from Steve's Backhoe Service ~\$7300, looking at grant writing possibilities

4. New Business (and a bit of resurfacing old business....)

- Jinny informed the group that one CAFT donor has dropped out because of the need to pay for GERTIE in their taxes. The general feeling in the group was that this was good to know, but not a concern unless others were to do the same.
- ANTONY HOLLAD LIBRARY (STC)
The Commons was approached as a possible home for a large collection of books previously belonging to Antony Holland. Some teams provided feedback on this topic, but it didn't get out to most teams for the opportunity for feedback. The proposal was discussed and there was consensus at this meeting that the Commons was not an appropriate place for the books to be kept for a number of reasons (accessibility, storage space, etc.). The limited team feedback that was reported was in agreement. **Judith will contact Alison Humphries with this information.**

- POETRY YURT

There was an informal mention of the Poetry Gabriola Society's yurt being donated to the Commons. Some teams received a request for feedback but it was felt that there is no need to do anything until something formal comes from PGS. What little feedback was gathered indicated concerns about maintenance and insurance costs (mostly from PMT who were asked by Council to look into the issue).

- Additionally there is the issue of some trees needing to be cut that are near the yurt. PGS has marked the trees, but now needs to **coordinate with TAGS to proceed.**
- COUNCIL FACILITATORS

Facilitators are needed for upcoming council meetings. The 3 month rotation is a bit out of whack for various reasons but what we have for upcoming meetings is as follows (thanks to those who volunteered at this meeting):

2016

April	Judith	Rebecca
May	K Louise	Rebecca
June	K Louise	Rebecca
July	K Louise	_____
August	K Louise	_____
September	Jinny	_____
October	Jinny	_____
November	Deborah	Bob
December	Deborah	Bob

2017

January	Deborah	Bob
February	Deborah	Bob
March	Deborah	Bob
April	Deborah	Bob

Deborah has a list of potential facilitators but if anyone is willing to fill these empty spots or come on after Deborah and Bob please contact Judith or Rebecca.

- GERTIE
A draft letter is in progress to start developing and MoU between GERTIE and the Commons.
- MONEY!
The parking update (and quote) prompted a discussion on money and spending. There was concern from some that we have/are focused too much on the mortgage at the expense of projects that would increase Commons interest and participation. Some people worry that donors will drop off after the mortgage is paid off, leaving projects that have been waiting with no funds. Some community members have echoed these thoughts and concerns. Some ideas/questions came up in this discussion such as: Can we borrow against our mortgage? Can we increase our amortization period so our mortgage payments are smaller? Can we use the ~\$8000 in the GIC or is it strictly tied to being mortgage payment back up?
The Council asks the trustees to consider these ideas and explore what is possible.

There are roughly \$4000 of unallocated project funds available. **Teams are asked to bring proposals (with budget) to April council for any projects that might make use of these funds.** Council will review the proposals and decide where to spend the money.

- WATER
There was a brief discussion of water management for the upcoming summer. The group agreed that this was a difficult topic, as there is a desire to make water accessible to those who need it but this must be balanced by the fact that it is a limited resource that must be managed somehow. It has been observed that people are often wasteful when using the water and that it is likely that people who are not in need are taking water. Signage was used last year, but only at the end of the season. This is useful, but not enough. There was no time to take this discussion further.

5. Reminders & Action Items

REMINDERS AND FOLLOW UP ITEMS

- If anyone is willing to monitor first aid supplies on the Commons please contact PMT (Charles: grandecorisco@shaw.ca). Training needed for Kitchen and Workshop first aid respondents.
- Rebecca send email to team reps asking for feedback on signage proposal. Teams please bring feedback for April Council or send to Rebecca
- TAGS coordinate with PGS on tree cutting
- Facilitators for upcoming council meetings
- Infrastructure Team to prepare a proposal regarding new meters. Note to community members: there will be a proposal to consider distancing the digital meters from the Commons facilities. This could permit us to avoid the extra charge associated with a "radio-off" meter.

- Trustees to investigate mortgage payment/borrowing/GIC options to increase funding to Commons projects
- Teams to bring proposals (WITH budget) for potential projects using unallocated funds.
- Soup chefs needed for Saturday workbees. Contact fred.harris1@gmail.com. An appreciative group will enjoy the soups you will make!

ACTION ITEMS

- Deborah will send a blurb about upcoming biomapping to Rebecca (and/or Stef) for communiqué, facebook, etc.
- Jinny send draft Community Kitchen article to Kitchen Stewards
- Judith contact Alison Humphries regarding Antony Holland's books

6. Next meeting

April 5th 2016

Recorder for next meeting: FMT

20 Minute discussion topic for next meeting: n/a