

# COMMONS COORDINATING COUNCIL

Notes from May 3, 2016

Present: Co-facilitators K. Louise Vincent and Rebecca Furnell

Jinny Hayes, Charles Silva, Maya Ruggles, Pat Rasmussen, Linda St. Clair, Deb Ferens, Dave Lightly, Cameron Murray, Brenda Fowler, Muriel Wiens, Alison Fitzgerald, George Szanto, John Peirce, Kit Szanto, Sharon Arnell, Bob Andrew, Recorder for Grant Writing Team: Judith Roux

Agenda:

A. Treasurer's Report for fiscal year: April 1, 2015 to Mar. 30 2016

B. Ongoing topics from April Council:

1. Signage
2. BC Hydro – meters

C. Team Reports

D. Discussion on water issues

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A. **Treasurer' Report:** (Maya) See attached financial statements.

Thanks expressed to Maya for clear comprehensive F/S

• Comparison to Budget Observations:

- Projected pay-off of mortgage in 2 years and 3 months!
- Clarification: all donations made to pay down the mortgage are used only for this purpose.
- Slightly lower expenses and higher revenue than expected (thanks to VFM Community Card)

• Cash flow Explanations:

Discretionary Funds = buffer as we go forward

Contingency of \$5,000 = agreed-upon value to meet any unanticipated situation

Operating expenses vary with utility consumption and one-offs like Insurance.

• Project/team restricted funding:

- Revenue comes from donated funds and grants
- Expenses show projects happening
- "Farm Gate" - not a project right now (revenue from midweek market goes to FMT)

B. **Ongoing topics:**

1. **Signage:**

- Jinny distributed an outline of the work of the Signage Task Force – see attachment.
- Rebecca summarized the process followed: The need for good signage has been an ongoing concern for years and at the May 2015 Council a formal task force was started (as part of the Communications Team) to look at this and produce a proposal and budget. After an initial meeting with the Island Trust planner the group began meeting frequently. At the February Council a presentation of various options for signage was made. By March a proposal for 2 types of signage was detailed (2 large "bookend" signs at the edges of the Commons along North Road and 4 smaller "info/direction" signs at each entry) with a request for feedback from teams. An initial \$2,400 was allocated toward the project. Jinny reviewed team feedback which was generally in agreement with the direction taken and the need for good signage (beautiful, informative and sustainable).
- By the Council in April almost all teams supported the project as proposed, with the budget of \$5,000 for all 6 signs. Discussion ensued and a strong objection was raised by one person on the basis of financial concerns. The idea was raised of focussing on the 4 smaller signs which could be executed within the already allocated funding. It was agreed to postpone the final decision to the May Council.

- Current (May) Council: The “strong objection” was sustained and formally recognized as a “block”. K.Louise read from the text of the Commons’ Consensus decision-making document (2014) concerning different degrees of countering a proposal and the criteria for which blocking could be appropriate, i.e. “if the decision would:
  - jeopardize the legal existence of the Commons;
  - place the Commons in an untenable financial position
  - create irreversible impacts on the land and the environment (“Do No Harm”)
  - constitute unethical or imprudent behaviour”

The rationale in this case was that “\$5,000 was too much to spend on signage”

Rebecca renewed the proposal of focussing on the 4 smaller signs.

At this point the block was withdrawn since the financial concerns would be addressed by this proposal.

- A discussion round followed with some observations:
  - This is a good compromise with respect for our process
  - Need now to contact the artist who would make the 4 signs (Rebecca will report back on this in June)
  - The Islands Trust needs to see and approve the signage
  - Without refusing the proposal as a team, a team may support a “blocking” team member to respect the individual’s right to block.
  - The 4 small signs are purely informative and do not really mark the land as “the Commons” This still needs to be done. Others echoed this statement and proposed possible sources of funding.
  - Design the signs to last.
  - Rebecca invited further input from a broad range of community members over the next few months.
  - Cameron pointed out that the budget has still to be fine-tuned and could be trimmed.
  - Kit proposed to donate funds to get the “large” signs up.

## 2. Meter situation

- John for PMT described briefly the proposal made to BC Hydro to help us re-situate the meters on to a pole near the road (to diminish hazard of potential fire and to reduce effect of EMR (with Radio Frequency off –i.e. still costing \$22.50 per meter per month).
- BC Hydro has not yet replied, but there is hope that funds will be available for this project.
- Muriel offered to contribute again to the cost of keeping our analog meters. (The total cost for the two meters is \$70 per month). Anyone interested in contributing can put a cheque in the mail slot in the front door of the farmhouse. Many thanks!

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## C. TEAM REPORTS: Note all teams are open to public and eager for more members

### Communication Team: (Jinny)

- Fireproof filing cabinet (weighing 520 pounds!) will be arriving soon. The existing smaller cabinet would be well appreciated (by Kitchen or Woodwork shop Facility Stewarding teams)
- Large donated painting is going to another home.
- Look through old promotional material in office to OK throw-outs

### Long Range Planning Team (Deb) Next meeting May 11 at 2:30)

- Planning Chart updated (see attachment). All items on chart are based on community input. Projects are at different stages (some “done”, some funded but not undertaken, some in progress) Need to revisit priorities

- **Big one-day Workshop on July 10 “Taking Stock and Moving On”** – to celebrate projects completed and to organize next steps. Determine what else needs to be on lists or moved forward in priority?
- New: show funding of projects with a financial sidebar
- Space to consider new projects or reassess older projects? (Yurt? Timber Frame Building?)
- Question: Can we re-examine the long term vision? (what would we expect to see in 30 years?)
- This kind of input has to come from community workshops
- Brenda: noted Affordable Housing plenary sponsored by Islands Trust in June . Commons could attend (Cameron expressed interest in going)

**CPR Team (Conflict Prevention and Resolution)** (Dave Lightly) Next meeting May 4 at 10 am

- Appreciation for the amazing discussions originating from the issue of “blocking” (over the signage issue). Support was felt for Muriel’s need to block . All saw the need to recuse oneself from commenting on core issue
- Need for a “vibe watcher” when things get tense. (This has been suggested earlier by the Trustees. Need to make it happen!
- The Conflict team will review the conflict process.

**PHC** (Brenda)

- Good connection between PHC and the Elementary School across the road! 5 classrooms are now working in the garden every Thursday. Local farmers are coming to talk to the kids about insects, worms etc.

**Gabriola Commons Foundation Trustees** (Alison) Next meeting May 12 at 2 pm

- Two MoU’s in process with Poetry Gabriola (Yurt) and Gertie
- Defibrillator will be purchased
- AGES (original founders of the Gabriola Commons) is winding down and passing on an asset to the Commons which generates approx. \$200 per month. Request that this be spent on upkeep and maintenance of the buildings (particularly meeting-house)

**Grant Writing Team** (George) meeting when required

- Acknowledgement of our application for a grant through the Agri-Spirit Fund for the parking required for agricultural use (Commons Kitchen and Mid-week market). We’ll hear in August if we’ve been given the grant.

**Property Management Team** (John) Next PMT meeting May 12 at 5 pm. May 6 4:30 on water, then w/ Workshop Stewards;

- Installation of generator is in process
- Large white board will be purchased for workbee info.
- First Aid kits maintained by Dave Chorneyko. (Plastic sleeve when broken indicates that something has needed to be used and will need to be replaced)
- Issue about needing to restart well water pumping system after a power outage: install solenoid to restart automatically.

**Trails and Green Spaces Team** (Kit) Meet every Saturday during workbee

- Have worked magic in the Labyrinth!
- Concerned about water

**Sharing the Commons Team** (Kit) Next meeting May 8 at 10 am

- Use of Yurt and Timber Frame facilities to be explored (as well as Pottery in north part of workshop)
- Water a concern! Brenda suggests approaching any restrictions with sensitivity.

**Farm Management Team** (Sharon) meeting May 30 at 9:30 am

- Planning for the drought! – stress importance of mulching to prevent evaporation
  - schedule irrigation days? eg. alternately North/south gardens
- Major planting ready to happen with starts begun by Sharon.
- Little Field ready to be planted with beans etc.
- Mid-week market will begin on Wednesday May 25 (will include Rhubarb, Asparagus, Kale from Commons Kitchen garden)
- Orchard affected by last year's drought and lack of water in April!
- Note from recorder: Look behind the Royal LePage realty office at Folk Life to see where the ground was cut away for parking. This is what we're dealing with on the Commons: enormous rocks sandwiched together with almost no earth to speak of!) We saw this also when the excavation was done for the new septic system. Challenge to get trees to flourish! East face of orchard had received clay from excavation of pond and there the trees are doing well.

**Events Team** (Rebecca)

- **Come to the Spring Fair on Saturday May 7 10 to 3ish**
  - Maypole celebrations around noon
  - famous chili
  - Boules tournaments morning and afternoon
- Friday 3 pm setup time- volunteers warmly welcomed!
- Note May 7 is also World Labyrinth Day. Alison will be there at 1 pm to encourage visitors.

**Infrastructure Team** (Judith)

- Big workbee – starting the Phase One Parking - May 14<sup>th</sup> 10 to 3 (There'll be something for everyone to take part in this!)
- Initiate Task Force on Water Issues
- Waiting for response from BC Hydro on resituating meters

**Commons Community Kitchen** (Judith for Sharon P.)

- Will be opening soon! David Howe is working on gas stove thermostat knobs.
- Lockers are painted and will be installed.
- Soap dispensers are in place
- Collaboration with potential chefs on policies and pricing

**Covenant Team** ( Deb) Meeting on May 4 at 1 pm to review draft of Covenant

Second meeting on May 16 at 2:30 on biomapping

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## D. Discussion on Water Issues

- Define water issues:
  - 2 different sources of water on Commons:
    - well for potable water (plus 1 garden)
    - pond for irrigation
  - need to assess capacity of sources (well watcher?) and ability to store what falls in winter
  - need to assess demand to understand the scope of the problem (metering?)
- Consider broader community and world view in thinking with water saving ideas
- Major overhaul of water systems on the Commons is being planned (Infrastructure Team will strike a Task Force to look specifically at this.)
- Put the issue on the Long Term Planning Chart . Plan for further discussion. Encourage input from teams with recommendations
- Some specific ideas:
  - Mulch, mulch and mulch again! (ie. conserve!)
  - restrict access of community for drinking water to certain days. (but caution to approach this carefully. The Commons is seen as belonging to all and this could see un-Commonsy.)
  - Increase storage capacity (even dig new pond)
  - Store huge amount in giant cisterns near the Golf Course
  - Muriel's nephew, an expert of water issues, would be willing to talk with us and share ideas. (Muriel will forward his email to Infrastructure Team)
  - Money is put aside from the Allotment Gardens fees specifically for irrigation. Maya will confirm amount.

That's it for now... Stay tuned

Jinny has offered to receive all input on water issues/ideas from individuals and teams – ranging from the detailed to the philosophical!

Email Jinny at [vhayes@uvic.ca](mailto:vhayes@uvic.ca)

GABRIOLA COMMONS FOUNDATION - PROJECT/TEAM BUDGETS/RESTRICTED FUNDS - April - March 2016

**REVENUES**

|                              | CommKit          | TAGS            | Sust Centre     | PMT              | FMT             | SP EVENTS       | Communic        |
|------------------------------|------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|
| <b>Opening Balance Apr 1</b> | <b>16768.01</b>  | <b>4306.26</b>  | <b>5242.72</b>  | <b>7864.11</b>   | <b>613.93</b>   | <b>2541.48</b>  | <b>311.89</b>   |
| Trsf from Special Events     |                  |                 |                 |                  |                 |                 | 3000.00         |
| Donations                    |                  |                 |                 |                  |                 | 478.00          |                 |
| Anon Donors                  |                  |                 |                 | 5,000.00         |                 |                 | 850.00          |
| Anon Donors -Septic          |                  |                 |                 |                  |                 |                 |                 |
| Grants                       | 8,578.75         |                 |                 |                  |                 |                 |                 |
| Fees                         |                  |                 |                 |                  |                 |                 |                 |
| Sales                        |                  |                 |                 |                  |                 | 863.65          | 15.00           |
| Corporate                    |                  |                 |                 |                  |                 |                 |                 |
| Rent-Casual                  |                  |                 |                 | 4,519.30         |                 |                 |                 |
| Fundraising                  |                  |                 |                 |                  |                 | 24.50           |                 |
| Other                        | (4,421.25)       |                 |                 | 212.25           | 1,552.50        | 3,241.00        |                 |
| <b>TOTAL REVENUE</b>         | <b>20,925.51</b> | <b>4,306.26</b> | <b>5,242.72</b> | <b>17,595.66</b> | <b>3,532.58</b> | <b>5,797.48</b> | <b>4,161.89</b> |

**EXPENSES**

|                         |                  |               |          |                 |                 |               |              |
|-------------------------|------------------|---------------|----------|-----------------|-----------------|---------------|--------------|
| Advertising             |                  |               |          |                 |                 |               | 36.00        |
| Comm Kit - Capital      | 2,115.84         |               |          |                 |                 |               |              |
| Evergreen-Invasive Plan |                  | 712.85        |          |                 |                 |               |              |
| E/W Connector           |                  |               |          |                 |                 |               |              |
| Green Bike purchase     |                  |               |          |                 |                 |               |              |
| Sust Centre - Capital   |                  |               |          |                 |                 |               |              |
| Farm Gate               |                  |               |          |                 |                 |               |              |
| Fall Fair               |                  |               |          |                 |                 |               | 217.33       |
| Supplies                | 1,235.66         |               |          | 557.05          | 1,239.36        |               |              |
| Capital - Other         |                  |               |          | 6,529.03        |                 |               |              |
| Repair & Maintenance    |                  |               |          | 1,397.21        |                 |               |              |
| Outhouse                |                  |               |          |                 |                 |               |              |
| Sp Event expenses       |                  |               |          |                 |                 |               | 570.72       |
| Brochure                |                  |               |          |                 |                 |               |              |
| Equipment               | 543.82           |               |          |                 |                 |               |              |
| Other                   |                  |               |          | 1,165.23        | 210.00          |               |              |
| Septic Field            | 17,157.70        |               |          |                 |                 |               |              |
| <b>TOTAL EXPENSES</b>   | <b>21,053.02</b> | <b>712.85</b> | <b>-</b> | <b>9,648.52</b> | <b>1,449.36</b> | <b>788.05</b> | <b>36.00</b> |

|                                |                 |                 |                 |                 |                 |                 |                 |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Budget/Restricted Funds</b> | <b>(127.51)</b> | <b>3,593.41</b> | <b>5,242.72</b> | <b>7,947.14</b> | <b>2,083.22</b> | <b>5,009.43</b> | <b>4,125.89</b> |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|

Other:  
Adjusted anon  
don-septic

Other:  
Kindling

Other:  
apple juicing ?

Other Exp  
Propane

Other:

## **NOTES TO RESTRICTED FUNDS**

### Community Kitchen:

Opening Balance: \$16768.01

\$3000.00 - Anon donor

\$768.01 - Village Food Market - Comm Card

\$13000 - Anon Donor - Septic Field

Grants: 8578.75 - Nanaimo Community Foundation - Septic

Other: (4421.25) - Anon Donor - to adjust allocated fund from Anon Donor of \$13000

Equipment: \$543.82 - Mixer

### TAGS

Opening Balance: \$ 4306.26

\$2120.36 - Anon donor: East/West Connector

\$2185.90 - Evergreen Funds: Invasive Species

### Sustainability Centre

Opening Balance: \$5242.72

\$2000 - Anon Donor

\$3242.72 - CCCU Spirit Funds

### Solar Panels

Opening Balance: \$5118.95

\$5118.95 - Bull Frog

(Matching Funds from Regional District of Nanaimo)

Proj Restricted Apr 15-Mar 16

RDN funds are released upon submission of expenses.



Proj Restricted Apr 15-Mar 16

|                 |                 |                 |               |              |                 |               |                 | <b>TOTALS</b>    |
|-----------------|-----------------|-----------------|---------------|--------------|-----------------|---------------|-----------------|------------------|
| North Grd       | South Grd       | Namaste         | Green Bikes   | Learning Op  | Equip Shed      | COV Team      | Solar Panels    |                  |
| <b>1371.23</b>  | <b>3220.16</b>  | <b>718.63</b>   | <b>462.96</b> | <b>37.00</b> |                 |               | <b>5118.95</b>  | <b>48,577.33</b> |
|                 |                 |                 |               |              |                 |               |                 | 3,000.00         |
|                 |                 |                 |               |              |                 |               |                 | <b>478.00</b>    |
|                 |                 |                 |               |              | 1000.00         | 600.00        |                 | 7,450.00         |
|                 |                 |                 |               |              |                 |               |                 | -                |
|                 |                 |                 |               |              |                 |               | 1921.50         | 10,500.25        |
|                 | 560.00          | 340.00          |               |              |                 |               |                 | 900.00           |
|                 |                 |                 |               |              |                 |               |                 | 878.65           |
|                 |                 |                 |               |              |                 |               |                 | -                |
|                 |                 |                 |               |              |                 |               |                 | 4,519.30         |
|                 |                 |                 |               |              |                 |               |                 | 24.50            |
|                 |                 |                 |               |              |                 |               |                 | 584.50           |
| <b>1,371.23</b> | <b>3,780.16</b> | <b>1,058.63</b> | <b>462.96</b> | <b>37.00</b> | <b>1,000.00</b> | <b>600.00</b> | <b>7,040.45</b> | <b>76,912.53</b> |

|               |                 |               |               |              |               |               |                   | <b>TOTALS</b>    |
|---------------|-----------------|---------------|---------------|--------------|---------------|---------------|-------------------|------------------|
|               |                 |               |               |              |               | 19.65         |                   | 55.65            |
|               |                 |               |               |              |               |               |                   | 2,115.84         |
|               |                 |               |               |              |               |               |                   | 712.85           |
|               |                 |               |               |              |               |               |                   | -                |
|               |                 |               |               |              |               |               |                   | -                |
|               |                 |               |               |              |               |               |                   | -                |
|               |                 |               |               |              |               |               |                   | -                |
|               |                 |               |               |              |               |               |                   | 217.33           |
|               | 328.69          | 614.51        |               |              |               | 59.27         |                   | 4,034.54         |
|               |                 |               |               |              | 737.74        |               | 11300.77          | 18,567.54        |
| 449.93        |                 | 245.03        |               |              |               |               |                   | 2,092.17         |
|               | 78.03           |               |               |              |               |               |                   | 78.03            |
|               |                 |               |               |              |               |               |                   | 570.72           |
|               |                 |               |               |              |               |               |                   | -                |
|               |                 |               |               |              |               |               |                   | 543.82           |
|               |                 |               |               |              |               |               |                   | 1,375.23         |
|               |                 |               |               |              |               |               |                   | 17,157.70        |
| <b>449.93</b> | <b>406.72</b>   | <b>859.54</b> | <b>-</b>      | <b>-</b>     | <b>737.74</b> | <b>78.92</b>  | <b>11,300.77</b>  | <b>47,521.42</b> |
| <b>921.30</b> | <b>3,373.44</b> | <b>199.09</b> | <b>462.96</b> | <b>37.00</b> | <b>262.26</b> | <b>521.08</b> | <b>(4,260.32)</b> | <b>29,391.11</b> |

The Long Range Plan will ensure that:

- The primary land uses (ecological, agricultural, institutional) are central to the design
- The built environment is mindfully and carefully planned using best building practices and principle.
- Design elements and patterns achieve a visually pleasing, beautifully integrated public space
- There are opportunities for energetic, creative, extensive and substantial community involvement and engagement;
- The stewardship of the shared resources and assets is open, equitable and transparent.

**Note:**

**PX – Priority #s are not necessarily in order of priority. These are just the top 12 priorities.**  
 \$ - Current funding at least partially allocated  
 #Note projects that need to be included in an early design overview!  
 \* 2<sup>nd</sup> level priority  
 Team Mandates: This denotes that Teams are fulfilling the action/project as part of Mandate.  
 Xxxx Not enough support to prioritize/ May not be consistent with regulations or Commons philosophy

|                            | <b>GOALS</b>   | <b>IN PROGRESS/Existing w/ major maintenance</b>  | <b>SHORT TERM OUTCOME</b> 1 – 5 years  | <b>MID TERM OUTCOME</b> 5 – 10 years  | <b>LONG TERM OUTCOME</b> 10 – 30  |
|----------------------------|--|---|--|---|---|
| <b>NATURAL ENVIRONMENT</b> | <i>Maintain the integrity of the landscape; promote deep knowledge of the land, manage invasive species, preserve vistas; create a reliable baseline inventory and protection plans; model stewardship principles.</i>   | <p><b>P9</b> Complete East/West connector trail</p> <ul style="list-style-type: none"> <li>- Handicap accessibility?</li> <li>- Related: RDN Huxley Park</li> <li>- YURT Access (Poetry Gabriola)</li> <li>- <b>TRAILS ON /THE COMMONS-neighbourhood connections</b></li> </ul> <p><b>P6</b> \$\$ Identify &amp; map plants &amp; trees to be left in natural state &amp; protected.- TAGS Team \$\$</p> <ul style="list-style-type: none"> <li>- *Plant native species – TAGS Team</li> <li>- COV Team – Baseline Report Biomapping:</li> </ul> <p>*ID &amp; protect waterways, water sources; *Identify ecosystems to be protected; *Establish transition zones to protect identified eco-systems</p>   |  |   |   |
| <b>AGRICULTURAL</b>        | <i>Enhance community agriculture as defined in the zoning; identify all potential agricultural areas (primary, secondary, tertiary); promote agricultural education &amp; food security; remain compliant with ALC approval of “non-farm” uses and protection of agricultural land and promotion of farming.</i> | <p><b>P5</b># \$ Build farm equipment storage shed - <b>DONE</b></p>  |  | <p><b>P10</b> #Build cob oven - needs a task force; review priority &amp; need. REASSESS</p>                          |   |
| <b>COMMUNITY SPACES</b>    | <i>Ensure the community benefits of the buildings, the gathering places (indoors &amp; out) by balancing the widest possible range of permitted community use with quiet peaceful sanctuary;</i>   | <p><b>\$</b> <b>New Septic System for CK – DONE</b></p> <p><b>\$</b>#<b>Complete Sustainability Centre roof - DONE</b></p> <p><b>Farm Gate Stand</b> (Timber Frame bldg – Wed Market)<br/> <b>-- DONE</b></p> <p><b>\$</b>Complete and operate community kitchen</p> <p>Community Bus–<i>current</i> presence on the Commons – <b>THREE YEAR AGREEMENT</b></p> <p><b>P4</b> Assess/ Maintain existing Buildings</p> <ul style="list-style-type: none"> <li>- Improve lighting in big house</li> <li>- Buildings Assessment <del>in progress</del> – <b>ongoing</b></li> <li>- <b>Energy Audit - DONE</b></li> <li>- <b>Farmhouse roof – DONE</b></li> </ul> <p><b>P8</b>\$ #Improve Signage (site <i>specific</i> maps)/</p> <p><b>P8A</b> Information Kiosk - Signage Task Force</p> <p><b>P12</b>*#Develop alternative energy strategy</p> <ul style="list-style-type: none"> <li>- Solar Panel Project \$\$ - <b>DONE</b></li> <li>- Solar Hot Water in CK \$\$ <b>DONE</b></li> </ul> | <p><b>P1</b> Circulation Plan <del>needed</del> – <b>DONE</b></p> <p>\$\$ Provide more parking w/minimal impact on trees</p> <ul style="list-style-type: none"> <li>- Infrastructure Team</li> </ul> <p><b>P2</b> Complete Sustainability Centre</p> <ul style="list-style-type: none"> <li>- Task Force required to finish SC</li> </ul> <p><b>P3</b> Phase 1 – Goat Barn –initial multi-purpose space - Follow- up meeting.</p> <p><b>P11</b>#Multi-use gazebo/<b>Band Shell</b> (REASSESS)</p> <p>** Beautify the Commons</p> <p><b>ENERGY AUDIT IMPLEMENTATION</b></p> | <p>REVISE <b>P7</b>– covered dining/meeting space.</p> <p>*Engage with other commons</p> <p>* Phase 2 – Goat Barn</p> |   |
|                            | Items with no support or very low priority.  | Xxx Pond viewing platform – <b>REFER TO COV TEAM</b>  |  | Xxxx Skateboard ParK<br>Xxx Incorporate animals<br>Xxx Develop Education/Learning Centre                              | Xxxx Affordable Housing<br>Xxxx Elder Eco Village – <b>get notes from former Team</b> |
|                            |  |   |  |   |   |
|                            |  |   |  |   |   |

| <b>PLAN ENABLERS</b>                           | <b>GOALS</b>  | <b>IN PROGRESS</b>   | <b>SHORT TERM</b><br>1 – 5 years<br><b>OUTCOME</b>                                     | <b>MID TERM</b><br>5 – 10 years<br><b>OUTCOME</b> | <b>LONG TERM</b><br>10 – 30 years<br><b>OUTCOME</b> |
|--|---|--|--|---|---|
| <b>FINANCIAL-LEGAL</b>                         | <i>Long tern financial security and permanence of the commons;</i><br><br><i>Compliance with zoning, legal issues and property title.</i>   | <i>*Mortgage Elimination Program</i>   | <i>*Commons Legacy Fund</i><br><i>*Register Covenant on the land (COV).</i>            | <i>Mortgage discharged!</i>                       |   |
| <b>INFRASTRUCTURE</b>                          | <i>Infrastructure needs are properly in place for projects to continue; systems are integrated as required; green building practices are promoted and used; appropriate alternative energy sources are modeled &amp; promoted.</i>  | South septic field investigation.<br>Enlarge roof for protection of cob wall.<br><br><i>Green building guidelines</i>  | Water – New pond? new plumbing system<br>Electrical – another 400 amp panel, generator |   |   |
| <b>PROJECT PLANNING TOOLS &amp; PROCEDURES</b> | <i>Projects “fit the Commons”; planning procedures are consistent and useful; evaluation and periodic reviews are conducted. flexibility to response to emerging issues/needs on the Commons is in place and a process to assess and implement significant changes as deemed necessary is included.</i> | <i>Planning Handbook in development</i><br><br><i>Sharing the Commons – meets regularly &amp; receives applications from community members and groups.</i>     | <i>Project Teams &amp; Champions</i>   |   |   |
| <b>GRANT WRITING</b>                           | <i>Funding for building projects, major repairs, infrastructure needs is secured and properly administered.</i>   | <i>Grants (Grant Writing Team):</i><br><br><i>Trustees: Financial Oversight of funds</i>   |  |   |   |
| <b>MAINTENANCE &amp; REPAIRS</b>               | <i>Consistent and effective maintenance &amp; operating practices and procedures are in place.</i>  | <i>PMT - Ongoing property management responsibilities.</i>   | <i>Develop an operating systems manual.</i>  |   |   |
| <b>TEWARDSHIP PLAN</b>                         | <i>The property is stewarded with adequate human &amp; financial resources, consistent &amp; effective oversight of projects and land use and a process of participation and plan agreement.</i>  | <i>Covenant Team working on a stewardship plan template</i>  | <i>Register Stewardship Plan with Covenant</i>   |   |   |
| <b>COMMUNITY INVOLVEMENT &amp; ENGAGEMENT</b>  | <i>Community engagement on the commons is reflected in a rich diversity of opportunities.</i>   | Special Events: Spring/Fall Fairs Trade Fair, Christmas Craft Fair. Garage Sale<br><i>Weekly Workbees</i><br><i>Casual Rentals</i><br><i>Community gardens</i> | <i>Plan &amp; develop Two or Three Signature Events.</i>                               |   |   |