

Gabriola Commons Council
Notes – October 4, 2016

Present: Jinny Hayes, Bob Andrew, Linda St. Clair, Kit Szanto, Sharon Arnell, Alison Fitzgerald, HawkOwl, Louise Amuir, Dave Lightly, Muriel Wiens, Charles Silva, Judith Roux, Patrick Roux.

Facilitation: Bob Andrew, Jinny Hayes, Note-taker: Kit Szanto for STC.

The meeting began with Bob Andrew talking about Jim Demler, our shock and sorrow about his death, and what a wonderful person he was. Bob said he had known him for 25 years and told a few stories, followed by others telling selected anecdotes about Jim's contributions to community, family, kayaking and the Descanso Bay Campground. Heartfelt sympathy was expressed for "our" Deborah, his and her families and his many friends: a huge and untimely loss.

20 Minute Discussion: The CPR team was represented by Dave Lightly (who introduced their discussion), Louise Amuir, Muriel Wiens, and HawkOwl.

The proposal was to use Dr. Edward de Bono's "Thinking Hats" approach to making a decision about the future of the hedges at the Commons. The structural components of this approach is attached at the end of these notes, but in brief, it suggests we begin with only facts listed by everyone, then with personal feelings by everyone, followed by only positive benefits of the proposal, then only the negative issues, followed by brain storming, and facilitation. We tested the first two "Hats" by discussing the idea of the hedges' removal. After more than 20 minutes trying out the idea, we agreed we found the Six Hats approach valuable, and would continue the "test case" at the next Council meeting. (This idea was close in many ways to one Deborah had introduced a couple of years ago.)

Team Reports:

Long Range Planning (rep Linda St. Clair)

Linda reminded us about the community meeting for Sunday, November 27, from 1 to 5 at the Commons. The design will be a review of past accomplishments, and the future priorities. The discussion will also check to see who will be willing to take the responsibility of organizing a group to see various projects through. The next meeting is October 13, 2 pm.

Trustees (rep Linda St. Clair)

Linda reported that two trustees had gone to the Sharing the Commons meeting when it met with Melissa about the Yurt; the Memorandum of Understanding was reviewed, and further responses are expected. Cameron is looking into the insurance implications of Poetry Gabriola's request to the Commons.

She reminded us that the AGM is October 18, at 3:30 pm. K. Louise is redoing the Commons Field Guide, which will be available at the AGM.

Maggie and Faye are looking into the New Society Act to see what changes might be coming for our Constitution and By-laws .

Now it is closing down, AGES has offered the Commons proceeds from a mortgage it holds.

The amount for each of the three specified projects will be clarified.

Next Meeting: Oct 13 at 2.00 pm

Trails and Green Spaces (rep Kit Szanto)

Kit reported that soon some good signage would be needed to mark the circular trail at the Commons. Also, much appreciation for Peter Joyce's signs re dogs being kept on leashes.

TAGS meetings take place at the Saturday work bees and via email.

Share the Commons (STC) (rep Judith Roux)

Judith reported that the question about the role the Yurt would play at the Commons had not been responded to by Hilary yet. Melissa had taken many notes at the meeting so we hope to hear back from her soon.

Also, Charles Silva had come to STC to discuss the idea of setting up a board 6' x 8' on the north side of the workshop, with protection from rain, to post information about work bees or about various other events. The idea was sent to Signage Group.

Next meeting: Wednesday, October 19, at 10 am, dining room.

Community Kitchen (rep Judith Roux)

The new Commons Kitchen Opening was a huge success. Many thanks to Jennie and Sarah for building the shelving for FMT. Lots of interest in the Kitchen has been generated. An upcoming apple pie making workshop has been posted for October 29, from 10-2, with all food, and necessary products provided, and including lunch. The cost will be \$30, and each person will take home the pie they have made. October 29, from 10-2

Farm Management Team (rep Sharon Arnell) **More detail attached**

Sharon Arnell reported some concerns, particularly the loss of some winter starts because of the lack of water. The discussion of several water issues, need for cisterns, how many allotments can be supported, and other pressing questions given climate change.

A grant application to the Gabe Shop, based on teaching healthful food preparations at the New Commons Kitchen, has been submitted – for a stock pot.

There will be a Food Safe program Nov.5 for 10-20 people, costing \$65 (rather than the normal cost of \$79). Info will be sent out. Other workshops are planned.

Juicer has been fixed and Christine is juicing apples again. Contact her – 250-247-7478. Need at least 80 pounds of apples, cost \$.50 for first 20 litres, then \$.30 a litre.

The Mid Week Market made good money this year.

Manure – we need a new source of manure. Dave is willing to use his truck to pick up manure.

Next meeting: Monday, October 31 at 9.30 AM

Property Management Team (rep Charles Silva) **Meeting Notes attached.**

Charles reported PMT needs a financial update since they can't proceed with urgent work until they know how much is now in their budget. This had just been sent by Maya to all teams. Apparently \$8,900 is available for PMT.

The PHC dishwasher is tripping a breaker, and Steve Wilford is to look into this to determine whether the problem is with circuits or the dishwasher. The problem is that the Commons is responsible for things that may be done by our renter which could be a potential danger – so better connection between the two groups is important.

Workbee freestanding white board 4' x 6' when framed is 6' x 8'. See above.

Setting up an electrical hookup of the generator in a shed at the north end of the workshop, with some construction to protect pipes coming into the workshop from frost, will cost approx. \$2100. The plumbing system in the workshop needs to be rebuilt with new UV since current raw water is high in coliform, estimated cost \$1200-2000.

The new Kitchen Booking Team has asked PMT if willing to be called in the event of repairs being needed, or to suggest the appropriate trade person to call for assistance. PMT is willing to do so if Kitchen Stewards establish a budget for repairs and utilities. (The Kitchen Stewards have thought about this problem and agree after 6 months to see how much money needs to be put aside, how much we need to charge for rental, and other similar issues.)

PMT suggests that the workshop might be turned over to PMT to manage rather than the Workshop Stewards. Bob Andrew will be talking with Patrick Olmsted soon.

Energy audit done.

Next meeting: TBA

Covenant Team (rep Jinny Hayes)

Jinny reported the Covenant team meets every second week Tuesday afternoon, developing the baseline report and the stewardship plan on addition to revising the draft Covenant itself.

Communications Team (rep Jinny Hayes)

Jinny suggested we need reports from more groups, like PHC and the Kitchen Stewards, so we can understand more about what is happening in the part of the Commons that is their work.

Next Meeting: At call of the Convener

Signage Team (rep Jinny Hayes)

The final design for the big roadside signs is work in progress. The four finished entrance signs will be fixed with concrete to hold them in place. Exactly how this will be done is not yet completely decided. Wayfinding signs and Map is the third phase of planning. Sign Group and TAGS will get together re: placement of dog restriction signs.
Next Meeting: Monday Oct 17 at 4.00 pm.

Conflict Resolution and Prevention (rep Muriel Weins)

The team agrees to do another session at the next Council re: Hats exercise and the hedges. Muriel also asked where the CPR Team reports go. Ans: embedded in Council notes and posted to website. Minutes of team meetings may be filed in hard copies in Locked Cupboard in Office (give to Jinny if you don't have a key); electronic minutes should be retained by teams. Please use a system so that archived records are available. This raised a question about what to do about "lost" items – to be a future discussion.

Hawkowl asked: What is the Commons for? Conflict is unavoidable, but how can the "Commons way" be an example for all?

Jinny closed the meeting with a challenge for us all to think about how Council might evolve as the Commons evolves, eg, new stewardship groups and projects, lots of reports, more longer/shorter meetings, need for inclusivity, etc. Also topics for future discussion.

SMILE : Patrick and Charles – for their work after everyone all left to put a bulb into the chandelier that swings from the very high ceiling. Thanks both!

Next Council: Tuesday, November 1, 2016 at 7 pm.

Attachments

A. Edward De Bono's Six Hat System of Finding Agreement

(Note there are several different orders and thoughts about each hat this is the original)

	The White Hat calls for information known or needed. "The facts, just the facts."
	The Yellow Hat symbolizes brightness and optimism. Under this hat you explore the positives and probe for value and benefit.
	The Black Hat is judgment - the devil's advocate or why something may not work. Spot the difficulties and dangers; where things might go wrong. Probably the most powerful and useful of the Hats but a problem if overused.
	The Red Hat signifies feelings, hunches and intuition. When using this hat, you can express emotions and feelings and share fears, likes, dislikes, loves, and hates.
	The Green Hat focuses on creativity; the possibilities, alternatives, and new ideas. It's an opportunity to express new concepts and new perceptions.
	The Blue Hat is used to manage the thinking process. It's the control mechanism that ensures the Six Thinking Hats® guidelines are observed.

Six Hats Thinking

Developed by Dr. Edward de Bono, the "Six Thinking Hats"™ technique is a framework designed to promote holistic and lateral thinking in decision-making and evaluation. Conducted alone or in group meetings, participants – project members, key decision-makers and stakeholders – are encouraged to cycle through different modalities of thinking using the metaphor of wearing different conceptual "hats".

This approach seeks to combine the strengths of a range of different mental "states" which individuals instinctively tend towards – from rational and positive perspectives to emotional and intuitive, or from optimistic to pessimistic - by prompting participants to consider the same problem through a full spectrum of thinking styles in coming to common agreement on a decision or shared purpose.

Six "hats" are available to use, each identified by a different colour symbolic of a different style of thinking, and each dictating a unique mode of analysis. These include:

- White hat: "Information". Objectively consider available information, focusing only on data available, where gaps in existing knowledge exist, and what trends can be extrapolated from the information to hand.
- Red hat: "Emotions". Identify emotional reactions, judgments, suspicions and

intuitions in oneself and others, separate from the objective data itself.

- Black hat: "Negatives". Raise and consider any potential flaws, risks, challenges and fears in a decision or plan in order to preempt them and avoid the dangers of over-optimism.
- Yellow hat: "Positives". Identify all optimistic, constructive aspects and suggestions regarding a decision or plan, with an eye towards building confidence and enthusiasm at the outset.
- Green hat: "Creativity". 'Blue-sky' thinking. Consider abstract thinking, digressions, alternative proposals, and provocative statements.
- Blue hat: "Overview". Consider the entire thinking process itself, i.e. 'meta-cognition'. Review and assess the six hats session thus far, identify places where a specific modality of thinking needs expanding, revisiting, or balancing.

In a "six thinking hats" session, each of these hats is "worn" by participants, the process guided by a facilitator familiar with the option. These hats may be metaphorical, or even physical, and each change of "hat" indicates the next stage of the session. By the end of a successful "Six Hats" session, a particular decision or evaluation will thus have been considered from a range of viewpoints.

My comment about this system: it is fascinating and I think it a very good way to get people to think together about whatever project is causing difficulties. I would like to note that there are a number of variations that have and are being used by Societies, Corporations, and various other groups, however I think it important to try, to practice, this original one before starting to fiddle around with it. I found in the little practice the CPR group did that the effort to find and express the opposite of what I felt and believed about the topic helped me to widen my perspective and brought it closer to my heart thereby bringing me closer to a possible solution peacefully.

B. Gabriola Commons Farm Management Team Minutes of Meeting - September 26, 2016

Present: Sharon A., Sharon P., Jennie, Judith, Christine

Note: We didn't have any representatives from the Garden Representatives, and hope that they will attend our next meeting.

1. Water

- concerns - some lost winter starts
- may lose other allotment gardens

- how many allotments can we support?
- how soon can we get more water?
- need to accommodate all needs including orchard, wildlife, water use in buildings, etc.
- feeling of inequity re who gets water (communicate consistency in watering, e.g. FMT watering schedule)
- need for cisterns? need to capture winter rain, e.g. concrete reservoir than can be covered (cost and location?)
- consider a water tower? pricey but large capacity
- don't plan expansion of community gardens - not enough water
- what about climate change?

2. **Workshops (Sharon P.)**

- suggest sauerkraut making is good idea for workshop
- open to community and charge people, provide some instruction on fermentation, and second part for jarring, then can take away some, e.g. 500 ml.
- can expand workshops to other fermented recipes, pickles, etc. to deal with our harvest
- apple pie making workshop (connected with soup kitchen for Christmas)
- start the weekend after Thanksgiving
- meet separately to plan workshops – Sharons and Jennie, Monday, October 3, 9:30 a.m. at Commons Kitchen
- October 29th – first pie workshop – sign-up sheet at market, Judith will do this

3. **Gabriola Auxiliary for Health Shop Grant**

- money available from Gabe Shop Society for health related things in the community – no more than \$1,000
- must be consistent with goals of Auxiliary, to support health care programs, etc.
- Sharon P. will send link - Deadline is September 30th
- Project description, implementation process and financial breakdown
- Get a stock pot, or big food processor?
- Could be used by other teams, e.g. speakers' series, gardening workshops, etc.
- one-time events, making stock or freezing it?
- other costs: materials, space rental, equipment
- could be first of series of workshops, through the market year

4. **Kitchen Opening**

- terrific success and sold more sauerkraut
- big thank you to Jennie and Sarah for the shelving
- lots of help for set-up but need dedicated clean-up crew because kitchen must be clean for rental – there is a check list for clean-up
- Sharon A. would like a kitchen stool – Jennie to look for at Giro

5. **Apple Juicing**

- three people have used juicer so far, earned \$300, crusher is fixed

- we can advertise if we want
- \$0.50/litre for first 20 litres, and then \$0.30 a litre
- need at least 80 pounds of apples (2 apple boxes full)
- Contact for booking by phone: Christine: 250-247-7478
- keep track of money in Minutes of Meeting to see if sustainable
- numbers are going down, reach out to Jim and volunteers in general to provide back-up and learn juicing procedures
- keep on with apple juicing storage
- need to purchase cleaning supplies for juicing
- Christine to buy lock for juicing shed

6. Mid-week Market Reporting

- Judith has over \$900 from mid-week market for table rental and sale of produce, cookbooks, sauerkraut (suggested donation of \$7)

7. Foodsafe Course

- Saturday Nov. 5, 2016 – Jennie to book room and instructor
- Sounder, Events \$12, communique
- Sharon will take a sign-up sheet to restaurants and poster
- Sarah and Jen will do poster
- check with Rollo and PHC, School Parent's Advisory Committee
- phone registration, Sharon A., email, Jennie

8. Vegetables Harvested

- barley - hold some for seed bank, use for soups, Judith will record weight
- majority of squash harvested
- tomatoes, have been washed, bagged and frozen for soup chefs and are available for them
- potatoes are available for soup chefs and volunteers by donation
- Sharon A. to get some big bins and sand for potatoes, carrots and beets

9. Manure

- have lost main supplier of manure
- Dave willing to use his truck to pick up manure
- need to find new supply
- revisit in one month, fits in fall/winter planning

10. Fall/Winter Planning

11. Long-range Planning to prioritize for November 27

- four key projects that need consideration
- water, timberframe, goat barn, dining hall
- priority is the sustainability of each of these, and what should be done first, timing, available for generations
- some projects take massive design and planning

12. Vandalism

Agenda items carried over to our next meeting: Fall and Winter Planning and Long-range Planning for November 27th session.

Next meeting will be on Monday, October 31st.

Action Items			
	Date	Action	Members
1	Monday, October 3 9:30 a.m.	Kitchen Workshop Planning Meeting at Commons Kitchen	Sharon A, Sharon P, Jennie
2	This week	Pie Making Workshop, Oct. 29 - prepare sign-up sheet for this week's Wednesday market	Judith
3	This week	Get some big bins and sand for potatoes, carrots & beets	Sharon A.
4	This week	Share link on Gabe funding	Sharon P.
5	September 30	Prepare request for Gabe grant	Judith
6	This week	Purchase lock for juicing shed	Christine
7	ASAP	Reach out to Jim and volunteers to provide back-up and learn juicing procedures	Christine
8	This week	Purchase stool for kitchen	Jennie

9	This week	Foodsafe course – Sat. Nov. 5, 2016 – book room & instructor	Jennie
10	This week	Prepare communique and poster for Foodsafe course, place ad in Events in Sounder,	Jennie and Sarah
		Promote course at restaurants (sign-up sheet and poster)	Sharon A.
		Contact Rollo, PHC, School PAC to promote Foodsafe course	Jennie
		Send out communique	Sharon
11	October	Foodsafe registration	Jennie (emails), Sharon A. (phone)
12	This week	Weigh barley and record weight	Judith
13	October	Organize pie making workshop	Sharon P. & ?

C. Notes for PMT meeting, Oct 3, 2016

Present: Charles, Patrick, John P., Bob
 Regrets: Gloria

Old Business

1. *Finances – PMT has not had a financial update since December. We cannot proceed on any project until we have an update on our budget and expenses. THIS IS CRITICAL!! We have upcoming urgent expenses of \$3500, but are not sure if we have this amount in our budget. If this cannot be supplied very soon, then TRUSTEE Intervention is needed to get help to get our finances up to date and properly shared with teams! Charles will call Maya tomorrow to see what he can get.*
2. *PHC Dishwasher is tripping a breaker. Steve Wilford to look into this ASAP to determine if the problem is with circuits or the dishwasher.*
3. *Workbee Sign – Propose to mount this on posts to north of new generator shed. Estimated*

cost \$100.

4. Steve moving ahead on electrical hookup of generator. Shed to go at north end of shop, in excavation between shop and the driveway, Construction will include deepening pipes coming into workshop to protect them from frost. Budget \$2100.

5. Need to rebuild plumbing system in the workshop, including new UV. Current raw water is high in coliform. Need UV system that can function on generator power (noisy AC). Estimated budget \$1200.

6. Meeting with Workshop Stewards – No progress. Patrick Olmstead too busy to even discuss, let alone work on it. Need new leadership team for Workshop stewards. Bob Andrew will try to contact him again to see if anything is changed. Council direction needed here.

New business

1. Kitchen – Long discussion on kitchen and the apparent lack of a budget to cover repairs and utilities. Running the kitchen will cost about \$2500 per year for propane, electricity and fire equipment inspections. Who will pay for this? At the moment we are not sure which team, if any, is being charged with these costs.

The Kitchen Booking Team has asked if PMT could be called in the event that repairs are needed as we know the most about the systems and who are appropriate trades people to call for assistance. PMT is willing to do this on the condition that the Kitchen Stewards establish a budget for repairs and utilities.

In short, it appears to us that the kitchen is grossly underfunded on a go forward basis and Council needs to address this upcoming shortfall.

2. Future Meetings. None scheduled yet.