

Vancouver Island Vipassana Association Trust Meeting

Date: Monday April 29/13 **Location:** Dhamma Modana

Meeting Time 09:15 am.

1. **Meditation** 09:30 - 10:30 am.

2. **Opening Formalities**

- 3 min. meditation
- Round of introductions
- Attendance
- Review the agenda, add any needed items & prioritize
- Set time for meeting & agenda items
- Read trust meeting guidelines

Facilitator:
Harry Mensink

Secretary: Robert
Baker

Speakers List:
Evie Chauncey

Timekeeper: Keith
Tetlow

Task List:
Linda
Armstrong

Trust Members Present
Harry Mensink
Doug Cooper
Carl Wolford
Hope Funk
Linda Armstrong
Ken Sommerville
Robert Baker

Trustee Regrets
none

AT's Present
Bob Jeff's
Jenny Jeff's
Evie Chauncey

Friends of Trust
Dave Heifetz
Sonya
Griffin,
Dylan Fry
Arnis
Dambergs,
Keith Tetlow
Kyle Althaus

Trust Members Attending Remotely
none

Quorum: 7 of 7 trust members in attendance

3. **Announcements:**

Two new AT's have been appointed: Daniel Gomez and Steven Armstrong

4. **E-mail decisions made between meetings:**

Decision 1:

Steve Armstrong: I suggest we hire Steve Voller (Biologist), at \$60/hour to assist us in our water applications as well as fixing any difficulties we run into regarding impinging on the RAR near the creeks. This may happen with the circle road we have planned near the female dorms as well as a slight error on some trees being removed during the clearing in the riparian area.

I would suggest a budget capped at \$4000 with a review process as the job progresses.

Approved!

Decision 2:**Appointment of Accountants**

It is unanimously resolved to recommend to the Members that they approve the auditor for 2012 to be Accutax, instead of Norgaard Neale Camden.

Approved!

Decision 3:

Pringle raised their rates by more than double, and we made an email decision decided not to hold the course of this year.

Approved!

5. Corrections and approval of past minutes: approved

6. Review of task minutes from previous meeting – tasks carried over from last meeting:

Don: discuss w Greg to build 4 tables for 3-day

Steve: send link to trust for Mineral Claims

Kyle and Steve: discuss plan and date for a Fall work period

Bob: find out size of DS water tanks.

Steve: ask Elyena about finding curtain fabric

COMMITTEE REPORTS

COMMITTEE	COORDINATOR	MEMBERS	A.T. ADVISOR
Operations	Steve	Daniel, Carl, Harry, Doug Child, Kyle	Bob
Outreach	Robert	Harry, Bob, Linda	Evie
Dana Awareness Committee	Evie	Linda, Dave, Bob	Evie

COMMITTEE	COORDINATOR	MEMBERS	A.T. ADVISOR
Design	Michael	Evie, John, Steve, Keith	Jenny
Finance	Hope		Evie
Website	Steve		Jenny
Water	Ken	Arnis, Bill, Harry, Keith, Kyle, Steve, Carl	Bob
3 day committee	Carl	Harry, Dave, Dylan, Sonya, Keith Hope Linda	Evie

The following reports can viewed as attachments:

7. **AT/Executive: none**

DISCUSSIONS AND NEW BUSINESS

- 1. Looking Back** – Evie: this topic was suggested by Carl, and I think it's a really good idea. He felt that we have not been doing a review at the conclusion of projects-what could've been done better, what information needs to be relayed on, what role do people play? Would also give us an model for when we finish a project what to do with copies of the contracts, and to plan for maintenance of those projects. This would include a review of the Bridge construction, Hydro, the land clearing, and Shawnigan Lake.

Carl and Evie will review this report, see **project protoco.pdf**

- 2. Water-Arnis** – A very informative and in-depth power point presentation was given. The CD provided by Arnie is posted on the web site.

Questions:

- is water catchment possible, yes do more research
- is city water available – not a option
- how does large does a storage container have to be and should we research this immediately
- start with a shallow well now

3. Finance-Hope – attached as a PDF

4. **Evie - Website-** As you all know, with a great deal of effort from many people, the website is completed. Steve has taken over as webmaster, and will give us reports on the usage, using Google analytics

There are 3 “**Analytics reports in PDF**” that relate to the website

5. **Legal Issues-**completed Members Minutes Book shown to trust.

6. **Outreach-Robert** – On Sunday March 24 there was a 1-day sit provided in Nanaimo. There were approximately 15 attendees.
Starting the 2nd Saturday (May 11) we will begin the one day course here on the land. Jenny & Don in Victoria will organize what is required for set up from the Victoria supplies and Sonja will help out on-site

7. **Pump house report - Greg**

Evie gave a short report about the pump house cost, etc

8. **Operations-Steve** – Kyle gave a brief overview of what took place last fall. Klye and Daniel will pull out the pvc from the creek & store it.
Operations will do some research re: running power to the dhamma hall and report back to the trust.

9. A new committee, “The 3-day committee”, was formed to evaluate the possibility and logistics of running a 3-day course at dhamma Modana

10. 10-day courses on the land-suggested by Michael – The trust felt that this is not an option at this time.

11. There was a suggestion by an o/s to send out a bulk email to meditators on VI asking for assistance in locating a site to run an off-center 10-day course. The trust felt this was unnecessary, last year there was an extensive research by various trust members for site’s on the island. A new committee, “The Dana Awareness Committee” was formed and will explore this and other relevant options.

Individual Reports attached as a PDF

Hydro

By Laws

GST

Claim Registration for Mineral Title

12. In closing there was a short Inspirational slideshow of the yatra Bob and Jenny participated in earlier this year

PROPOSALS

1. Research and development for the shallow well, which would include preparing a budget, and presenting it to the trust, hiring someone, water treatment design, and looking at a storage tank if necessary.
2. The water committee will develop a comprehensive water plan.

DECISIONS OF THE TRUST

Both proposals were approved

TASK LIST

Review New Tasks

Task List

- Robert will send Steve the Team Agreement etc to post on the Website.
- Robert will send Dave the Dhamma Modana Website Link for Day sit info.
- Robert contact Don about Day sit planning (May 11th @Dhamma Modana)
 - Sonja and Jenny will help with Day sit preparations.
- Bob will search out the VIHA info regarding treating our surface water for the 3 Day Sit.
- Outreach Committee will meet to redefine its role.
- Evie will ask Bill Simoes and Daniel Gomez if they would join the Water Committee.
- Harry will look over his list of Camps to see if there is a Camp that could fulfill our needs for a 10 day course that may allow us to bring in our own cook trailer.
- Kyle and Daniel will remove the PVC pipe from Oliver Creek and Store it on the land for the time being.
- Operations Committee will explore sending electricity to the Dhamma Hall.
- Evie and Carl will communicate about Carl's Protocol Report.

8. Evaluation of Meeting

9. Future Meeting:

Monday June 17th, 2013

10. Meditation (3 minutes)

Dhamma Modana Water Supply Sources

Who Am I ? and Why Am I Talking To You Today?

Who Am I ?

- Arnis Dambergs
- Schooled In Engineering ... Not P.Eng. ...but...
- 34+ Years Experience With Provincial Government
- Dealing With Water Licencing & Surface Water Related
-

1

Dhamma Modana Water Supply Sources

Who Am I ? and Why Am I Talking To You Today?

Why Am I Talking To You Today?

- Ken Sommerville Asked Me To Assist
- My Goal Today
 - Provide Information In Structured Approach
 - Discuss All Potential Water Sources
 - To Support An Informed Decision
 - To Provide Suggestion & Ideas
 - How To Approach Water Supply
 - Short Term – Long Term

2

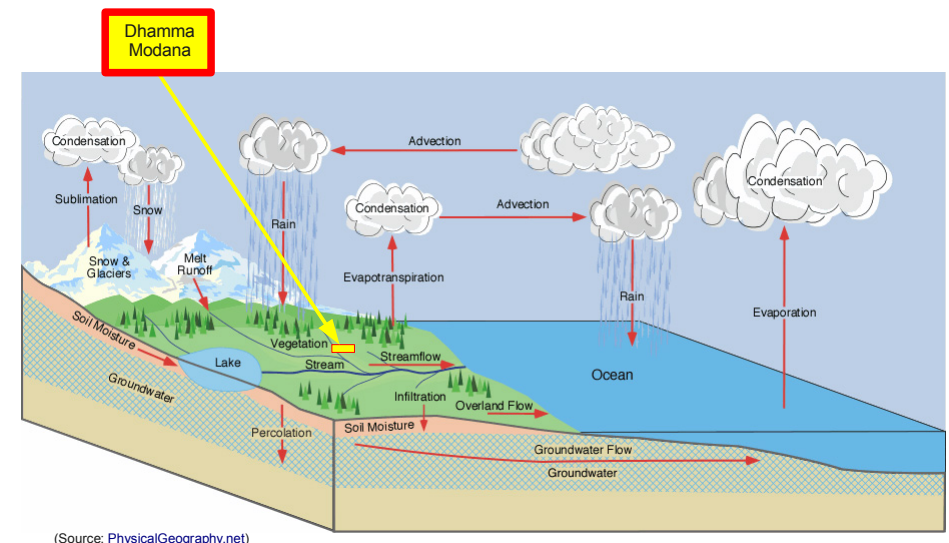
Dhamma Modana Water Supply Sources

- What I'll Talk About ...
 - Hydrologic Cycle Pre-101
 - Potential Sources Of Supply In General
 - Discuss Each - Positive - Negative
 - Describe Site Visits And Observations
 - Make Recommendations
 - Describe Reasoning
 - Take Questions

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Dhamma Modana Water Supply Sources

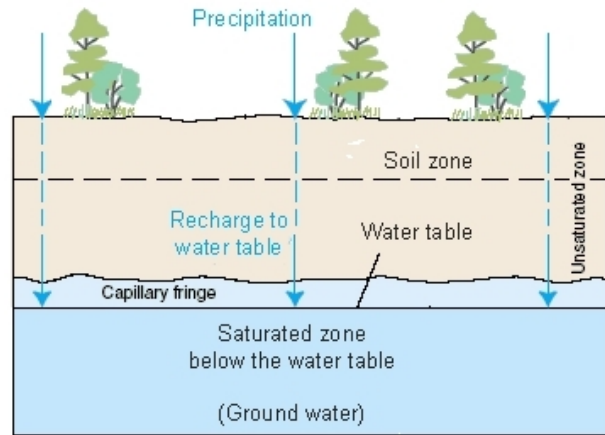
Hydrologic Cycle Pre-101



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Dhamma Modana Water Supply Sources

Hydrologic Cycle Pre-101



The Water Cycle: Groundwater Storage. Source USGS

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Dhamma Modana Water Supply Sources

Possibilities

- Groundwater
 - Well: Deep - Shallow
- Surface Water
 - Stream
- Community Supply
 - Village Of Lake Cowichan
- Water Delivery
 - Bulk Delivery Service
 - Bottled Water

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Dhamma Modana Water Supply Sources

Groundwater Well – Deep - Shallow

- Deep Well -- Positives
 - Minimal Bureaucracy
 - No Licensing Required ...yet
 - Only Groundwater Regulation
 - Relatively Consistent Quality & Quantity
 - Low Risk Of Contamination
 - Equipment Well Evolved & Readily Available
 -

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Dhamma Modana Water Supply Sources

Groundwater Well – Deep - Shallow

- Deep Well -- Negatives
 - Costly To Develop
 - Possible High Pumping Cost
 - Many Unknowns ...
 - Quality – Quantity – Depth – Location
 - Risk Of Fruitless Expense
 -

8

Dhamma Modana Water Supply Sources

Groundwater Well – Deep - Shallow

- Shallow Well -- Positives

- Minimal Bureaucracy
 - No Licensing Required
 - Only Groundwater Regulation
- Lower Cost To Develop
- Lower Pumping Cost
- Fewer Unknowns ...
 - Quality – Quantity – Depth – Location
- Equipment Well Evolved & Readily Available
-

9

Dhamma Modana Water Supply Sources

Groundwater Well – Deep - Shallow

- Shallow Well -- Negatives

- Risk Of Surface Contamination
- Possible Stricter Treatment Requirements (VIHA)
- Seasonal Quantity & Quality Fluctuations
- Possible Shortages
-

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Dhamma Modana Water Supply Sources

Surface Water – Stream

- Surface Water -- Positives

- Ram Pump Possible **
- Gravity Feed Possible **
- Lower Cost To Develop
 - If Available Year Round **
- Assured Quantity **
 - Only With Storage Development
 - Fire Protection
-

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Dhamma Modana Water Supply Sources

Surface Water – Stream

- Surface Water -- Negatives

- High Level Of Bureaucracy
 - Water Licence Required
 - Possibly Lengthy Process
 - Cowichan River Fisheries Interest Groups
- Risk Of Surface Contamination
- Possible Stricter Treatment Requirements (VIHA)
- Seasonal Quantity & Quality Fluctuations
- Possible Shortages
- Storage Required In This Case **
-

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Dhamma Modana Water Supply Sources

Community Supply

- Community Supply -- Positives
 - Consistent Reliable Quality And Quantity
 - No Treatment Needed
 -
- Community Supply -- Negatives
 - Unavailable In This Location At This Time
 - Outside Village Boundary
 - Cost Of Infrastructure To Site From Nearest Supply Line
 - Pumping Might Be Required (Booster)
 -

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Dhamma Modana Water Supply Sources

Water Delivery - Bulk

- Water Delivery -- Positives
 - Can Fill An Immediate (Urgent) Need
 - Dependable Quality
 -
- Water Delivery -- Negatives
 - Costly
 - Batch Delivery
 - Balancing Storage Required
 -

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Dhamma Modana Water Supply Sources

Water Delivery - Bottled

- Bottled Water -- Positives
 - Can Fill An Immediate Urgent Short Term Need
 - Dependable Quality
 -
- Bottled Water -- Negatives
 - Very Costly
 - Very Limited Quantity
 - Only Suitable For Drinking Water
 - Generally Unacceptable For This Development
 -

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Dhamma Modana Water Supply Sources

Site Visits & Observations

- Site Visits Made
 - Three Times – 30 March, 3 April, 8 April,
 - Bob Jeffs Assisted
 - GPS Readings Taken At Points Of Interest
 - Mapped On i-Map
 - See Map
 - Site Detail Photos Taken
 - Overview Photos From Logging Road Above

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Dhamma Modana Water Supply Sources

Site Visits & Observations

- Proposed Development Site
 - At Northern Edge Of Land
 - Highest Elevation On Property
 - On An “Island”
 - Water Surrounds site
 - Precludes Gravity Feed
 - Unless Intake Located At Higher Elevation
 - On Land Owned By Others
 - Pumping Is A Necessity

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Dhamma Modana Water Supply Sources

Site Visits & Observations

- Streams & Flow
 - Sufficient Flow In Both Streams
 - At This Time Of Year **
 - Surround Development Site
 - Unnamed “Ananda” Creek
 - Flows From Wet Alder Bog
 - North-Eastern Side Of Property
 - Not shown on i-Map
 - Oliver Creek
 - Stream Located And Named On i-Map
 - See Maps

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Dhamma Modana Water Supply Sources

Site Visits & Observations

- Wetlands
 - Located At NorthEastern Edge
 - Many Wet Areas Observed Up-Slope From Land
 - Generally A Regular Feature In This Vicinity
 - Confirmed Anecdotally
 - Nephew Of Original Millsite Owner
 - See Overview Photos
 -

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Dhamma Modana Water Supply Sources

Site Visit Observations

- Valley Overview
 - Topographic Shape
 - “Trough-Like”
 - Area Upslope Of Property
 - High Water Holding Capacity
 - Many Wet “Alder Swamps”
 - Relatively Flat Slope
 - Intercepts Many Steep Streams
 - View Contour Map
 -

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Dhamma Modana Water Supply Sources

Site Visits & Observations

- Drilled Well
 - Drill Cuttings
 - Shale Bedrock Underlying Surficial Materials
 - Typically Impervious Material
- “Artesian Well”
 - An Example Of Primitive Dug Well
 - Water Available **
 - Adjacent To Oliver Creek
- Parking Area
 - Wet Zone In Cut Bank & Adjacent

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Dhamma Modana Water Supply Sources

Research Results

- Well Logs (online BC Gov)
 - Well Logs For 2 Groups Of Wells
 - Group 1 At Beaver Road S/D (7 wells)
 - Depth To Water Ranges From 5 ft. To 130 ft.
 - Production From 4 – 12 usgpm Most At 10
 - Group 2 At Satellite Dish Property (4 wells – 3 with useful info)
 - Depth To Water Ranges From 10 – 3 ft. (2 records)
 - Production at 12 – 15 usgpm (3 records)

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Dhamma Modana Water Supply Sources

Research Results

- Well Logs (online BC Gov)
 - All Well Logs show similar Surficial Materials
 - Ranging From Sand & Gravel To Till To Clay
 - Dhamma Modana Well Has Similar Surficial Materials
 - Bedrock Recorded As Shale At Depth Of 90 – 150 ft.
 - In Two Wells (Group 2)
 - Dhamma Modana Well Records Bedrock At 124 ft. (shale)
 - Roughly Same Depth Range

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Dhamma Modana Water Supply Sources

Research Results

- Cowichan River Water Management Plan
 - Available Online BC Gov.
 - Low Flows Limiting To Fish Survival (pg 34)
 - Cowichan River Water Management Plan 1986
 - Recommends Limiting Allocations On Specific Streams
- Since 1986 Water Management Policy Developed
 - Low Flow Restriction Applies To Many V.I. Streams
 - Applies To All Located In South-Eastern Quadrant V.I.
 - General Application Of Allocation Restrictions

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Dhamma Modana Water Supply Sources Research Results

- Water Management Policy (BC Gov V.I. Reg.)

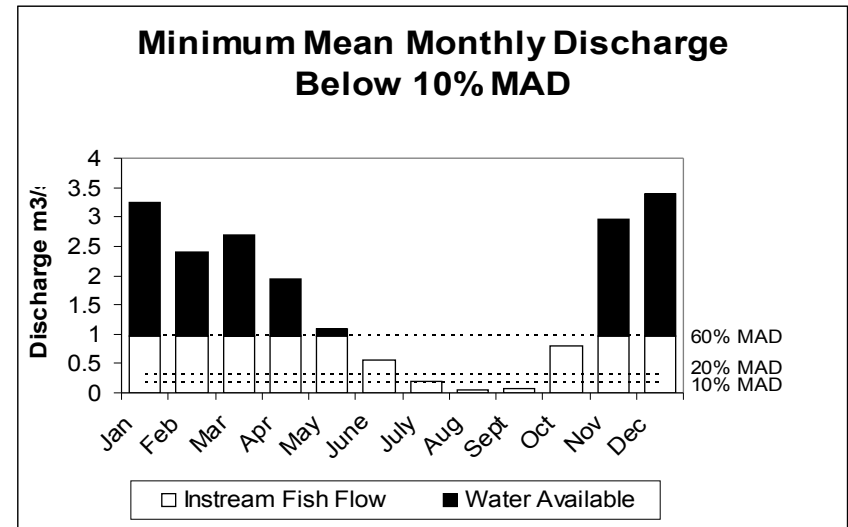
The minimum flow required to sustain the fisheries resources for spawning and rearing is 10% of the Mean Annual Discharge (MAD) unless a more rigorous analysis indicates a different minimum flow requirement.

For streams where the natural mean monthly flow falls below 10% of the MAD, extractive licenced demands should only be allowed for the period of months when the mean monthly flow is above 60% of the MAD.

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Dhamma Modana Water Supply Sources

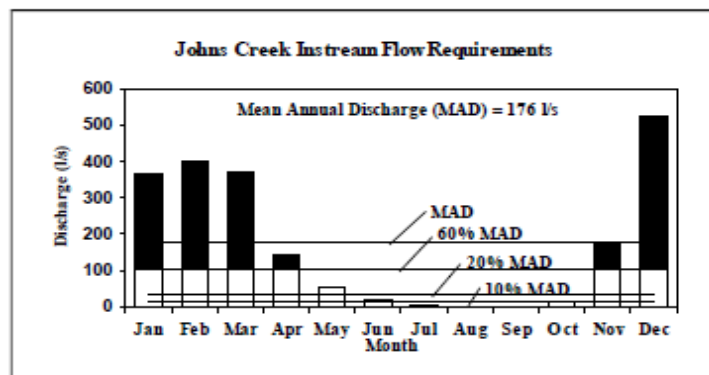
Water Allocation Policy - Instream Flow Demands



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Dhamma Modana Water Supply Sources Research Results

- Shawnigan-Goldstream Water Allocation Plan
 - Application Of Policy



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Dhamma Modana Water Supply Sources Research Results

- Water Management Policy BC Gov.
 - Cowichan River Fisheries Has Become Highly Politicized
 - Impacts Allocation Decisions From Tributaries Too
 - Water Manager Generally Risk Averse
 - Especially In Politically Sensitive Matters
 - Any Application For Water License Will Be Carefully Scrutinised

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Dhamma Modana Water Supply Sources Research Results

- Water Management Policy BC Gov.
 - What Are Implications On Oliver Creek & Ananda Creek?
 - Cannot Use Water From Stream For 6 Month Period
 - Water From High Flow Period Must Be Stored
 - Estimated Volume Required For Dhamma Modana
 - 4,100 cubic metres = 4,100,000 litres
 - Volume Of 1.6 Olympic Size Swimming Pools (2,500 cu.m.)
 - Crystal Pool Victoria - Nanaimo Aquatic Centre
 -

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

- Water Supply
 - Develop Shallow (Dug) Well(s)
 - Locate Approximately As Shown On Map
 - Dig As Deep As Possible
 - First Priority Location
 - NE Edge Of Development Area, Just N Of Drilled Well
 - Monitor Water Levels And Consumption
 - Do Pump/Recovery Test in Late Autumn
 - (immediately before onset of winter rainy season)
 -

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

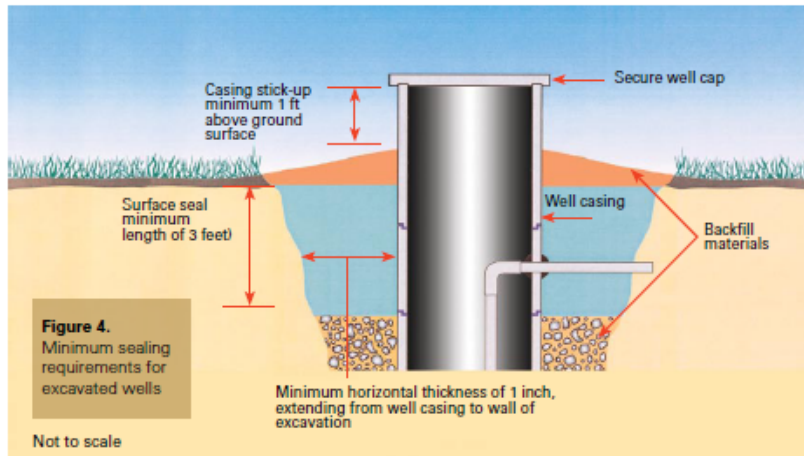
- Water Supply
 - Develop Dug Well(s)
- Why This Recommendation?
 - The Evidence Is There
 - Wetland Areas
 - Shape Of The Terrain Upslope Of The Property
 - Others Using Shallow Wells
 - Some Of The Well Logs
 - Ananda & Oliver Creeks Flow Throughout The Dry Season
 - Anecdotal Indication
 - Should Be Confirmed By Flow Monitoring

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

- Water Supply
 - Develop Dug Well(s)
- Why This Recommendation? (continued)
 - Relative Cost
 - Least Cost for Most Potential Gain
 - Makes No Difference On Treatment Requirements
 - Should Be Confirmed With VIHA
 - Low Impact On Site – Small Footprint
 - Quickly Available
 - A Fundamental Supply Can Be In Place Within A Month
 - Can Be Easily Replicated

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

- Ananda Creek
 - Monitor Measure Low Flows
 - “Ram Dam” Site Is Conducive
 - Suggest “90° V-Notch Weir” or “3 inch Parshall Flume”
- Oliver Creek
 - Monitor Measure Low Flows
 - Bridge Crossing Site Is Conducive
 - Suggest “6 Inch Parshall Flume” and Staff Gauge & Meter

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

Why Monitor Flows & Water Levels & Use ?

- Ananda & Oliver Creek Low Flow Monitoring
 - Provides Factual Information & Documentation
 - Is Reliable & Objective – Anecdotal Is Subjective
 - Hydrology Requires Long Term Data To Be Meaningful
 - Minimum 5 Years
 - Can Support Application For Water License
- Shallow Well & Use Monitoring
 - Lets You Know If Additional Sources Will Be Needed
 - Supports Phased Development

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Dhamma Modana Water Supply Sources Recommendations Short - Near Term

Why Monitor Flows & Water Levels & Use ?

- Shallow Well & Use Monitoring
 - Lets You Know If Additional Sources Will Be Needed
 - Supports Phased Development
 - Compiles Consumption Information
 - Useful To Other Future Dhamma Sites
 -

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Dhamma Modana Water Supply Sources

Recommendations Short - Near Term

- Miscellaneous

- Parking Area
 - Suspect Hydraulic Connection To Wetland
 - Watch & Note Character Of Seepage
- “Artesian Well”
 - Late Summer Pump Test To Determine Quantity
-

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Dhamma Modana Water Supply Sources

Recommendations Longer Term

- Build Daily Balancing Storage

- Daily Water Use Fluctuates Widely From Zero To Peaks
- Source May Not Have Capacity For Peak Usage
- Supports Emergency Deliveries If Needed
- Recommend A 10 Day Supply = ~200 cu.m.
- Available For Fire Protection

- Phased Development

- Can Scale Water Supply Components
 - Start Small, Grow With Expanding Development
- Plan To Leave Space For Expansion Of Water Infrastructure

-

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Dhamma Modana Water Supply Sources

Recommendations Longer Term

- Explore For Large Storage Site

- Supports Possibility Of Future Water Licence Application
- Large Storage (6 Month Supply) Adds Security Of Availability
- Available For Fire Protection

- Plan & Build For Use Of Multiple Sources

- Readiness As Conditions Dictate
 - eg: Bulk Delivery For Urgent Shortages As Needed
 - eg: 20 Litre “Water Cooler” Type Bottles For Drinking Water
- Versatility Of Uses
 - eg: Storage Also Provides For Fire Protection

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Dhamma Modana Water Supply Sources

Final Note

Consider This Fact – Water Is Essential To Life

- How Important Is A Reliable Supply ??
- How Important Is A Safe Supply ??
- Get Professional Opinions
- Learn From Previous Experience (eg. Dhamma Surabhi)
- Make A Comprehensive Water Development Plan
 - Consider Both Short Term And Long Term
- It's Easy To Overlook Water Coming From An Urban Setting
 - We Just Turn The Tap & It's There ...
 - How Did It Get There ??
- I Believe It's Worth The Time And Expense To Do It Right

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Dhamma Modana Water Supply Sources

Final Note

Thank You For Your Patience

Now I Will Answer Your Questions

I Am Also Available For Questions In Future

- Home Phone: 250-741-1793
- Mobile: 250-739-4789
- E-mail: arnis.dambergs@gmail.com
-

April 29, 2013 VIVA TREASURER'S FINANCIAL REPORT

VanCity Balances – April 29, 2013

• Membership shares	63.69
• Community Service Account 00001/2	<u>60,688.40</u>
○ Current Bank Total	60,752.09

2012 Revenue/Expenses

▪ Total Revenue	37,722.50
▪ Total Expenses	<u>34,749.94</u>
○ 2012 Net Income	2,972.56

2013 Year to Date Revenue/Expenses

▪ Total Revenue	4,418.90
▪ Total Expenses	<u>3,992.71</u>
○ 2013 Net Income	426.19

Project Expenditures

<u>Name</u>	<u>2012</u>	<u>2013 Year to Date</u>
3 Day Course	2,359.82	
GST Appeal	305.76	1,656.51
Hydro	30,454.89	105.51
Pump House	8,654.44	
Road	18,468.80	
Website	3,586.08	
Well	<u>19,550.87</u>	
Totals	83,380.66	1,762.02

10-Day Income/Expense Statement

Food	4,002.77	
Course Supplies	205.33	
AT Travel	209.18	
General Travel	750.00	
Foreign Exchange	4.84	
Vehicle Fuel	39.05	
Truck Rental	288.88	
Site Rental	<u>11,796.00</u>	
Total Expenses		<u>17,296.05</u>
Minus 10-Day Dana		14,812.99
Course Deficit		\$2,483.06

CURRENT MONTHLY DANA TOTALS	
# of Old Students	Total Monthly Dana
5 Visa	265.00
11 Auto debit	623.00
1 Canada Helps	10.00
TOTAL	\$898.00

Other Activities

- Thank you letters and official income tax receipts for 2012 were mailed to all monthly donors in January.
- In an attempt to reduce VIVA's annual accountant costs of approximately \$2,500, Evie and Hope interviewed 2 prospective accounting firms and decided to use Accutax. They have agreed to provide their services for an estimated cost of \$500.

This is an outline that I'll present tomorrow for a kind of protocol to follow when proposing and executing projects for the Center. I assembled these topical from my own experiences including while working on the 4acre subdivide, on the bridge, on the little dhamma hall, on the power line installation, on helping plan the land clearing, and efforts on center design. It's meant to be brief.

The Protocol:

1- Proposal - a basic idea is described:

- congruity: does it fit near and long term Center plans
- commentary: round table discussion as long as needed
- decision: to proceed with proposal or not

2- The Project: - to define and find agreement. Among aspects to keep in mind:

- need a chair-person and others to volunteer
- Research and Discussion: get all the facts; all the Codes that would apply, projected costs, time-lines for doing the work, specific goals and requirements noted
- Legalities: Building permits mean the plans and specifications have been reviewed, approved and inspections pretty much guarantee the work is to Code

Continuity: will there be any planned 'stop work periods' that everyone must know about?

If at all possible, plan to complete a unit of work that can be continued by others so as not to repeat the effort another time

- Accounting: that money will be available when needed to pay bills and that costs and progress are being monitored
- Supervision: that the day by day work conforms to the specifications detailed in Plans
- Finish Project: that the project has the support to be completed

3- Review: - have a review process identifying what went well and what didn't

- was the Need well defined and understood?
- was adequate research and planning done?
- were costs and 'time-lines' realistic and accurate?
- was the Trust engaged and informed?
- was there support given or shared by others?

- was there adequate support to finish the project as intended?

4. Contractors and Others: on needing the help of others, that we...

- don't abuse their time and goodwill

- make sure that our money available to pay bills on time

- have a financial policy for payments, percentages, hold-backs, etc

- get references and past projects history

- make sure any planned work interruptions are in the contracts before work begins and have a signed contract by both parties.

Note: Since we're not experts, we sometimes need their expertise, help and guidance

Hydro report

As a last trust meeting, September 17, 2012, what was left to be completed with the following:

- Evan will approve our design, hopefully. He will calculate the design fees, giving us a credit for the transformer.
- Philip will send the survey to BC Hydro, and we will also send a copy to her lawyer to register the right-of-way.
- Once the survey is registered with BC Hydro, Evan will let the BC Hydro line division know, and they will come out and approve the installation, and energizes.
- At that point, we will pay Darwin, as per our contract.

The survey was completed, and the easement was registered December 7, 2012. The power was turned on, on December 7.

We have received a monthly bill from Hydro, with a flat fee of \$13 because we had not been using any power. The active plug is on the pumphouse.

GST report

On September 7, we received notification that as part of our review of the 2011, and previous taxes, CRA felt that GST was owed on the sale of the lot we sold in 2008. The key issue was whether we had used the pumphouse as an office. If so, charitable organization does not owe tax on the sale of a lot.

I prepared an extensive package, 39 pages, with the help of a lawyer from Margaret Mason's office, with letters from the biologist, the realtor, etc. stating that we had use the office. We actually qualify under two purposes, both mandated under our bylaws. The first is as an office, and the second is to provide the services of our organization such as meditation instruction. I also provided letters to this end.

In December, there was a call from Canada Revenue Agency Collections, stating the assessor felt that all the documentation was in order, but because we sold to a member, that member would've benefited by the building of the pumphouse. I called Greg to see if he felt like he had any benefit, which he did not. I concur. I told her that we sold the property of fair market value, and included the cost of the pumphouse in the sale.

December 7, we received notification that they had accepted our appeal, and they were "vacating their position that we owed past tax (of about \$13,000)", so we were successful with this appeal.

----- Forwarded message -----

From: <MT.Online@gov.bc.ca>

Date: Wed, Jul 18, 2012 at 3:42 PM

Subject: CEXT-M (5394873) 2012/JUL/18 15:42:18 Mineral Titles Online Event Confirmation

To: stevenchristopherarmstrong@gmail.com

This email is to confirm submission of the following Mineral Titles Online event:

Event Number: [5394873](#)

Event Type: CEXT -- Claim Registration (Acquisition)

Recording Date: 2012/JUL/18

Tenure Number: [1011285](#), 63.7851 hectares

Owner(s): ARMSTRONG, STEVEN C. ([100891](#)), 100.0%

Date and time of the confirmation: 2012/Jul/18 03:42:18 PM

Tenure Type: Mineral Claim

Claim Name/Property: VIPDM

Issue Date: 2012/jul/18

Good to Date: 2013/jul/18

Area in hectares: 63.7851

Invoice Number: [110958717](#)

Amount: \$111.62

Payment Method: BCEP - Credit Card (Visa)

The title transaction occurred using the Mineral Titles Online (MTO) registry, under the authority of the Mineral Titles Branch, Province of British Columbia.

This is your official record of the transaction. You may wish to save this email to a file or print a copy for your records.

Mineral Titles appreciates your participation in the mineral development of British Columbia and we look forward to serving you again.

NOTE: Any subsequent activities, permits, approvals or decisions related to exploration and development work on mineral or placer tenure will require the Province of British Columbia to meet applicable legal obligations to consult with and, if appropriate, accommodate affected First Nations.

NOTE: A tenure overlap report for this title will be posted to your bulletin board and emailed to the email address listed in Mineral Titles Online for this tenure.

Mineral Titles Branch
Province of British Columbia
Toll Free: [1-866-616-4999](tel:1-866-616-4999)
Email: Mineral.Titles@gov.bc.ca
<http://www.MineralTitles.gov.bc.ca/>
Mineral Titles Online: <https://www.mtonline.gov.bc.ca>

Server Name: PRODUCTION

Bylaws report

As of September 17, 2012, the last trust meeting, we were waiting to hear from the CRA approving the submitted bylaw changes. This was approved December 8, 2012.

We also submitted an amendment to change the fact that “all Directors shall be Members”, a clause that went unnoticed in the original submission of the bylaws, due to so many revisions, and was pointed out to us by a lawyer in Alberta when we were setting up the Minutes book in January. This amendment was submitted March 6, 2013 and approved by the CRA March 27, 2013.

The Minutes book, two volumes, has been completed, and includes all interactions Vancouver Island Vipassana Association has had with external agencies. It includes a Certificate of Incorporation, the bylaws, any CRA filings, all of our financial statements, all of our real estate information, including all legal documents, all of our permits, including those for the bridge, Hydro, woodstove, timber, SPEA, and mining claims, all of our insurance documents as well as any contracts that we have entered into, including Pringle, electrical, architecture, timber falling, and road construction.

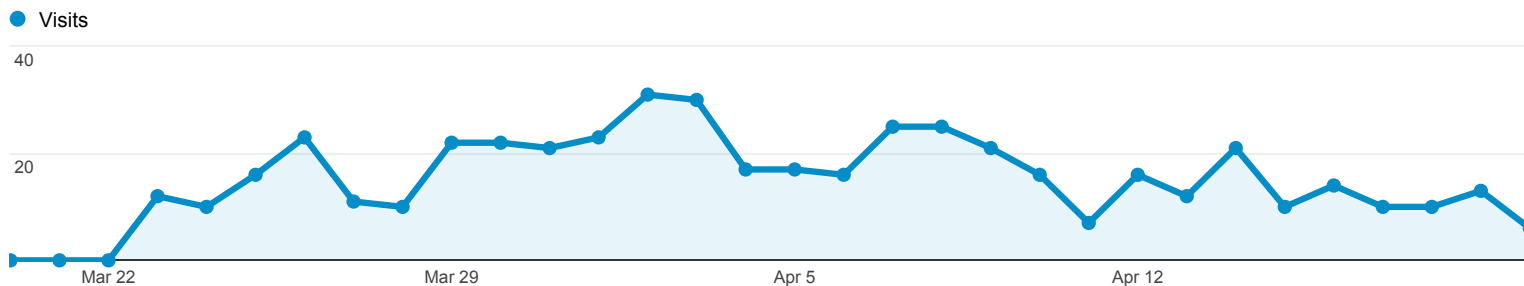
Dhamma Modna - <http://www.modana.dhamma.org>
All Web Site Data [DEFAULT]

Audience Overview

Mar 20, 2013 - Apr 20, 2013

100.00%
% of visits:

Overview



376 people visited this site

Visits



Unique Visitors



Pageviews



Pages / Visit



Avg. Visit Duration



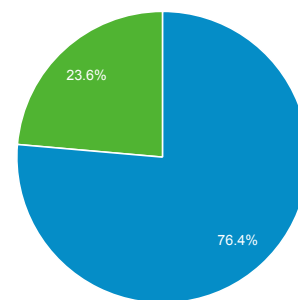
Bounce Rate



% New Visits



■ New Visitor ■ Returning Visitor



Language		Visits	% Visits
1.	en-us	381	78.23%
2.	fr-fr	47	9.65%
3.	en-gb	19	3.90%
4.	en	10	2.05%
5.	ja	7	1.44%
6.	fr	6	1.23%
7.	en-ca	5	1.03%
8.	es-es	2	0.41%
9.	he	2	0.41%
10.	ja-jp	2	0.41%

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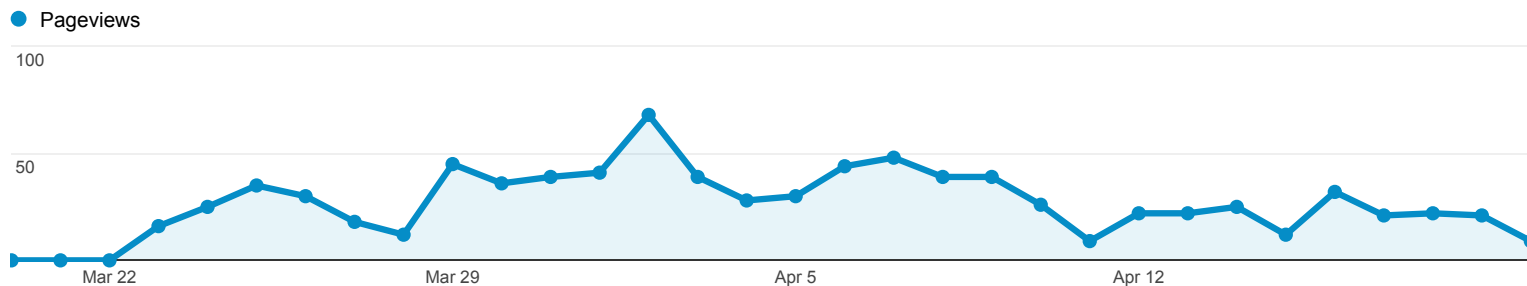
Dhamma Modna - <http://www.modana.dhamma.org>
All Web Site Data [DEFAULT]

Content Overview

Mar 20, 2013 - Apr 20, 2013

100% of pageviews: 100.00%

Overview



Pages on this site were viewed a total of 853 times

Pageviews



Unique Pageviews



Avg. Time on Page



Bounce Rate



% Exit



Page	Pageviews	% Pageviews
1. /	587	68.82%
2. /new-student-location/	142	16.65%
3. /os/new-centre/	61	7.15%
4. /os/centre-design/	20	2.34%
5. /os/local-sittings/	15	1.76%
6. /os/blog/	6	0.70%
7. /os/finances/	6	0.70%
8. /local-sittings/	5	0.59%
9. /os/donations/	3	0.35%
10. /os/july-work-period-at-dhamma-modana/	2	0.23%

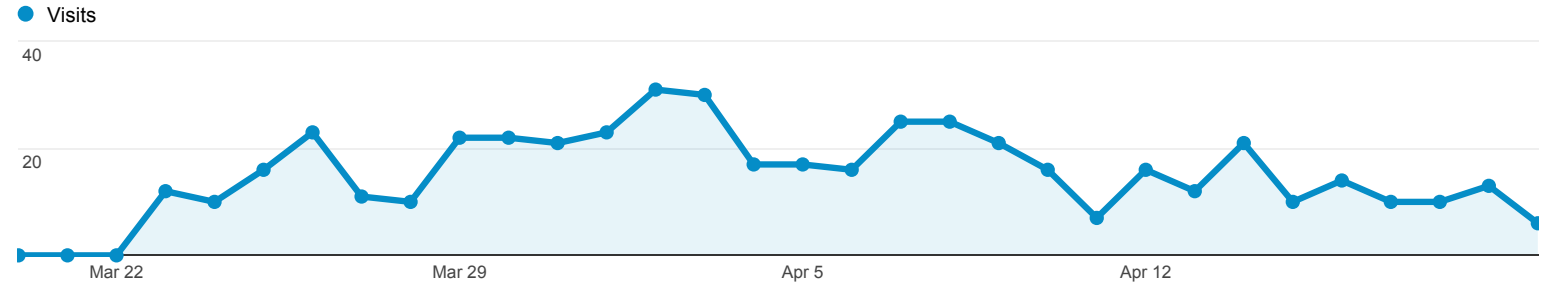
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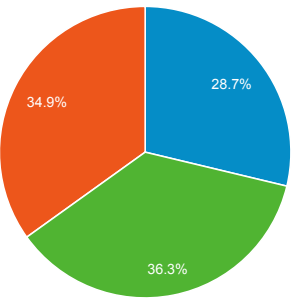
 % of visits: 100.00%











Overview



487 people visited this site

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