

The Vancouver Island Vipassana Association

Trust Meeting

Date: Sunday, August 14, 2016 **Location:** Dhamma Modana

The meeting immediately followed a one hour meditation session.

Meeting Time: 10:45 am.

Attendees:

Facilitator: Rob Weaver

Secretary: Kim Weaver

Speakers' List: Maria

Timekeeper: Maria

Task List: Kim

Trust Members Present

Robert Baker
Kim Weaver
Rob Weaver
Carl Wolford
Janet Beck

Trustee/AT Regrets

Jess Paffard

AT's Present

Steven Armstrong
Evie Chauncey

Friends of Trust

Maria Vanderham
Harry Mensink

Trust Members Attending Remotely

Quorum: 5 of 6 of trust members in attendance

COMMITTEE	COORDINATOR	MEMBERS	A.T. ADVISOR
Operations	Carl	Harry, Deb, Carsten, Kyle, Don, Doug C, Ken, Will	Steven
Outreach	Rob W	Harry, Doug Cooper, Robert, Deb	Steven
Building	Carl	Deb, Keith, Kyle, Rob, Will,	Steven
Septic	Bill Simoes	Kyle, Keith	Steven
Finance	Robert	Hope	Evie
Website	Robert	Jim, Steven, Evie	Selina
Water	Carsten	Kyle, Carl, Bill	Steven
Registration	Jim Swift	Linda Armstrong	Doug Cooper
3-Day Committee	Steven	Harry, Evie, Keith, Robert, Don, Kim, Deb, Hope, Jamie, Rob W.	Steven
Children's Committee	Elyena & Greg	Kim	Elyena & Greg
Landscaping Committee	Rob W	Don, Doug Cooper	Steven

AGM Portion:

- 1) To approve the previous year's AGM minutes;
- 2) To receive, examine and recommend to the Members that they approve the financial report for the fiscal year ending December 31, 2015; (copy attached and circulated at the meeting)
- 3) To recommend to the Members that they approve the auditor for 2016 to be Accutax (a cost of \$500 per year);
- 4) To examine all the acts performed by the trustees;
- 5) To examine all business that may be submitted to the Assembly.

Proposal - To approve and forward the above recommendations to the members. (Unanimously approved)

3 Minute Meditation.

Trust Meeting:**Opening Formalities**

- Round of introductions/Attendance – Completed.
- Review the agenda, add any needed items & prioritize – Completed.
- Set time for meeting & agenda items - Completed.
- Read trust meeting guidelines – Completed.

1. **Announcements:** None this month.

2. **Corrections and approval of past minutes:** May and June 2016 (Completed)

3. **Last Meeting's Tasks:**

- Carsten to contact Wellmaster to enquire about putting pumps into both wells, and cost to develop the lower water system and for construction on the top level.
- Kim - curtains for Dhamma Hall (complete).
- Evie to contact Jim Swift regarding Rob assisting with registration. (Complete)
- Rob to contact Jim Swift to ask to begin assisting with registration. (Complete)
- Harry to contact Lyle regarding delivery of more wood chips to the upper site for paths. (Complete)
- Evie to contact Dhamma.org to request the proposed changes to the list serves. (Complete)
- Rose to create mock-ups of entrance sign and communicate with Steven.(Complete)
- Evie to ask Patrick what the font is on the Dhamma Modana Heading on website for possible use on the new Entrance Sign. (Complete)
- Kim to send text for "Private Property" sign to Rose. (Complete)
- Evie to create a mock newsletter and send to Dhamma.org to be approved and sent to the BC Database to request volunteers to assist with construction. (Complete)

4. Decisions of the Trust made between meeting:

A) Trust approved payment of the following invoices:

- a) Neil Rankin \$800.00 - please see Steve's note sent in an earlier e-mail
- b) Lake side Dig & Haul - \$1,600.00 - Septic Design
- c) Bohm Trucking Ltd - \$4265.62 - This is for work date May 23 to 28 involving a various number of jobs related to the excavation, install & remove bridge decks for the movers, road work, clearing, hole for power pole, etc.

B) Trust approved Carsten Hunter stepping down from the Trust, and subsequently hiring Carsten at \$100 per day for the duration of the foundation projects, and into the framing as well. So, approval for a budget at \$1000 bi-weekly for the following two months. This will allow Carl the flexibility to continue to oversee the project, do material purchase orders and various other Project Manager related tasks (septic/water/etc) without having to be on the work site the whole time.

C) Trust approved expenditure of \$784 to purchase a 5500 watt generator. Given the rental price of a temporary pole and the re-connection fee to the house, it was felt that purchasing a generator was more cost effective and practical for the Center, both short and long term

D) The Trust approved Carl Wolford to be the owner's representative for the building project.

5. Committee Reports: (Some of the following reports can viewed as attachments)

a) Operations/Building Committee Reports - see Blog posts.

b) Outreach/Inreach – Blog & Newsletter - successful daysit August 13th, 21 participants.

c) Water Committee - See House Report in New Business.

d) Finance Report – Robert – Report Attached.

e) Web Site – Steven – Layout changed slightly to have a Blog tab, making it easier for students to access. Two notices were sent out to Vancouver Island community with a link to the Blog so people can go directly to the blog site.

Also have had some feedback from a few people who found it difficult to find the rideshare board on the Dhamma Modana site, so Rob worked with Jim Swift to make the rideshare board easier to find.

Evie wondered about the ease of finding simple directions to Dhamma Modana as currently you have to go through a course link. Steven suggested a link from the sidebar on the Old Student page for Directions to Dhamma Modana and to the Rideshare pages.

f) Children's C'ttee – Kim – None this month.

g) Landscape Committee – Woodchips applied to paths. Operations C'ttee purchased a proper weed whacker with a blade (and safety gear) for taking down the alders along the road and all brush work on the property. Some alders are to be moved up to line the path from the pumphouse to the Dhamma hall. Rob worked to move rocks off the road and dig out the bigger rocks to smooth out the road. Carl wondered if we could use some of the chipped gravel to help fill some of the bigger holes in the road. Patrick fell four of the dead standing trees around the upper site.

h) 3 day Course Committee - None this month.

i) Registration - None this month.

Lunch – 12:30 pm. Reconvened at 1:25 pm. Three minute meditation.

6. DISCUSSIONS AND NEW BUSINESS

- **Sunfest Sounds & Letter to Friends** - Almost all members from the Trust were on site at some point during Sunfest. Feedback Steven received was that essentially no music was heard during the day from Lake Town Ranch. There were sounds coming from a local soundstage at the round-about in Lake Cowichan (local musicians) but nothing from Sunfest. Beginning after 9 pm (at the earliest) to 1 am, when the main stage was the only venue, then music could be heard quite clearly. Those who slept in vehicles didn't have difficulty sleeping, while Robert and others who were tenting stated it was quite loud and effected one's sleep. Proposal to write a letter to friends of the Trust with above report.
- **Truck Insurance** - Harry stated insurance coverage is for someone with more than 10 years driving experience only.
- **Volunteer Report** - Evie & Steven - (report attached). Steven stated as they didn't have a reliable work schedule, it was difficult to direct volunteers to specific tasks. Steven wondered if there was a way to know who is coming to volunteer and to ensure there was something for them to do when they arrived. Evie said with Benjamin being on site he will have a much more organized work plan, and he is used to working with volunteers. Steven said 2 things are important - when we put out a call for volunteers, there has to someone on site to greet them and give them tasks (a facilitator); and an existing work schedule from which to draw from. Evie agreed, stated lead time on bigger projects would be very helpful, for example in advance of a cement pour, a few days' notice is necessary to call and request volunteer workers to assist.
It was suggested when Volunteers contact us to offer their assistance, we inquire if we can call them to help with a specific jobs, or if they prefer to let us know in advance about their availability.
Carl stated that anticipating workers for follow-up is important, and Evie agreed that the more we can predict when things are going to happen is a big help to the volunteer coordinator. Work Schedule & On-site Coordinator will really help to organize the volunteers.
- **Finance Report on House** - Evie - Reports (background and budget/expenditures to date) attached. Evie reminded all that expenses up to \$500 can be approved by the Committee requesting the expense; \$500 to \$1500 can be decided by the Executive Committee (Rob W. Kim W, Robert, Evie & Steven); expenditures over \$1500 must be approved by the Trust. Evie presented a history of buying the house & barn, expenditures to date, and how decisions have been made to bring us to where we are now. Evie spoke to Carl and Benjamin over the past week, Benjamin and Carl compiled separate budgets, and Evie combined the expenditures with the budget moving forward, broken into Phases:
Phase 1 - purchase and dropping the house & barn (by August 24 deadline)
Phase 2 - to lock-up (including water, electrical and septic) - best of have the services in Phase 2 if we aren't going to go to Phase 3 which is finishing the house, as if the unfinished house isn't heated, it will mould.
Phase 3 - Finishing
- **Discuss Options Moving Forward** - Rob asked us to define our objectives and goals before we decide how to spend the money we have and have spent.
Steven responded that we are to a certain point where we need to lower the house and get it to a certain state so the house is in a safe & secure state. After that we would talk about use/plans for the buildings.
Carl stated he agrees we need to proceed, but the question is how far to proceed.
Evie stated we've learned it has been a good lesson in having a budget prepared prior to beginning the process. Evie expectations of having the house would concentrate our energy on the land, holding 3 day courses right away and meetings here all year long. Evie would like to see a budget to drop the house & finish it to Phase 2 (house) with a question to research HVAC. Evie would like to see us finish on Phase 3/finishing as volunteer crews could work all winter long on the finishing tasks.
Steven stated his idea was to get the house and barn on the site to hold Trust and Committee meetings and courses, but to mainly focus attention on the land with the idea of 10 day courses down the road.

Robert stated he isn't comfortable with the idea of 10 day courses at this time as we may not have the capacity of volunteers to make 10 day courses here possible at this time. It takes a huge core of volunteers to do so, and he doesn't see it being that way at this time.

Evie sees 3 day courses as an easier transition to 10 day courses.

Janet agrees to dropping the house and getting to the end of Phase 2.

Maria said completing to the end of Phase 2 would allow us a usable workspace over the winter regardless of what the building is ultimately used for

Robert spoke to his experience at Dhamma Surabhi where they didn't install HVAC and it proved to be more of a problem and more expensive in the long run, and they finally did install it there.

Rob asked if all of the items on the comprehensive budget list are necessary? Steven and Evie agreed that for the house to be safe and secure, the list and budget are comprehensive and necessary.

Proposal by the Trust to hire Benjamin/Last House Standing to complete Phase 1 and Phase 2 including HVAC.

- Review of Contract between VIVA and Last House Standing (contract attached) - Evie read the proposed contract (draft) that she prepared. Benjamin requested the contract go from start to House Drop, then reviewed and renewed to extend to the end of Phase 2. Proposal to approve the contract. Carl and Benjamin to sign the contract. (Contract Attached to Minutes)
- Update on building schedule & workers - Benjamin thinks the house will be to the end of Phase 2 by the end of September. Keith and Wade are leaving to Dhamma Surabhi August 28th. Wade will need to be replaced, and Steven said Benjamin will be able to find someone to replace Wade. Carsten may not be able for a couple of weeks in September, and Steven isn't available for most of September.
- Renting Greg's property for 1 more month - proposal made to ask Greg if we can do so.
- Discussion of paying WCB for Carsten if he gets it at a cost of \$100/month. It is unlikely to be in place by the end of August and Carsten is away much of September. Evie stated that as Carsten isn't going to be available for much of the remaining work period, we won't be providing WCB to Carsten at this time.
- Discussion around setting up business account at Dodds Lumber and Home Depot. As Benjamin would prefer not to use his own credit card for purchases for the Dhamma Modana projects, Evie contacted Home Depot & Dodds and discussed setting up business accounts which Dhamma Modana would qualify for, billed once per month to us, with the names of users on the accounts/at the businesses who can make purchases on the account. Proposal made, below.
- Discussion around giving Benjamin authority to act on the Trust's behalf in regards to hiring trades, arranging services, etc for Dhamma Modana construction project. Proposal made. (see Proposals, below).
- Add commercial liability clause to our insurance policy while Ben/Last House Standing is working on site - Evie spoke to this as Dhamma Surabhi has a rider on their insurance as Last House Standing doesn't have such insurance. Low cost for a couple of months only, seems like a good idea. (Proposal below)

7. DECISIONS OF THE TRUST –

Proposal - to write a letter to Friends of the Trust informing that during the day, little to no sounds could be heard from Sunfest and after 9 pm, music could be heard but didn't prevent those sleeping in campers from doing so, but those in tents noted it was quite loud. Those staying on Greg's property noticed there was a lot of traffic leaving Sunfest on the last day of the festival, but those up at the Dhamma Modana site felt it was no different than usual. **Approved (unanimous).**

Proposal - . To hire Benjamin/Last House Standing to complete Phase 1 to a maximum total cost of \$93,000 and Phase 2 including HVAC to a maximum total cost of \$86,000. **Approved. (unanimous)**

Proposal - To approve the Contract with Last House Standing with modifications discussed at the Trust Meeting this date. **Approved (unanimous).**

Proposal - To rent Greg Lundh's property for up to \$400 for 1 more month. **Approved (unanimous).**

Proposal - To set up business accounts at Home Depot and Dodds Lumber. **Approved (unanimous).**

Proposal - To have the following names placed on Business Accounts in order to make purchases for Dhamma Modana - Benjamin Armstrong, Steven Armstrong, Wade Steele, Carsten Hunter, Carl Wolford, John Waters, Rob Weaver, Bo Filter. **Approved (unanimous).**

Proposal - Benjamin Armstrong be authorized to be an owners representative for VIVA. **Approved (unanimous).**

Proposal - To add commercial liability rider to our insurance for "Last House Standing". **Approved (unanimous).**

8. TASK LIST

- * Rob to ask Jim Swift to add a link for to the Dhamma Modana site for Directions and for Rideshare to Dhamma Modana on the front of the Old Student page.
- * Rob to write letter to Friends of the Trust reporting on Sunfest Sounds.
- * Steve to let Carsten & Ben know that anyone driving the truck must have 10 years driving experience, and will arrange for a small sign placed in the truck stating same.
- * Steven research cost difference between using baseboard heating for 5 years vs. HVAC for 5 years.
- * Steven - to ask Benjamin what the exterior cladding of the house & more info on the kitchen finishing.
- * Carl to go to Early Bird lumber to ask if Dhamma Modana has an account with them.
- * Evie to add commercial liability rider to our insurance policy for "Last House Standing".
- * Robert to set up business accounts with Home Depot and Dodds Lumber.
- * Evie - send background of financial picture to Kim.

9. Review New Tasks – Completed.

10. Evaluation of Meeting – Completed.

11. Future Meeting: Sunday, September 25th at Dhamma Modana.

12. Meditation (3 minutes)

Meeting adjourned at 3:30 pm.

Metta.

VIVA TREASURER'S FINANCIAL REPORT

August 14, 2016

VanCity Balances (August 10, 2016)

Membership shares 70.78
Community Service Accounts 1 & 2 119,672.39

Current Bank Total \$119,743.17

Year to Date Dana Revenue (August 10, 2016)

Day/Group Sitting/Monthly dana \$885.32

Current Monthly Dana Totals as at August 14, 2016

# of Old Students	Total Monthly Dana
9 Visa/Mc	540.00
26 Auto Debit	1,084.00
1 Canada Helps	15.00
36 Students	\$1,639.00

Monthly Dana Totals as at June 4, 2016 (previous Trust meeting)

# of Old Students	Total Monthly Dana
7 Visa/Mc	420.00
26 Auto Debit	1,084.00
1 Canada Helps	15.00
34 Students	\$1,519.00

Volunteer Coordinator's report:

A spreadsheet was started June 23, and between June 23 and August 10, there have been 53 contacts with volunteers. A record is kept of each email correspondence, the skill set and the availability of the server, and how many courses the server has sat/ served. This is useful information in case there is no one on site to receive the server-more information can be given about the site by email if the person has only sat one course. Usually there are a minimum of 3 or 4 emails back and forth with each volunteer. Of the 53 who contacted us, 3 did not reply after they made initial contact and I replied. Possibly they may have realized we were on Vancouver Island rather than on the mainland. Of the volunteers who offered to come, 25 were no-shows. 25 people did come to volunteer, and many of those were on site for a week or more.

Servers are coded on the chart in yellow if they are a no-show, black if they have been in here already and green if they are up coming. There are 6 more potential servers for the rest of the project. One of these has not replied to emails, and another has not shown up, so there are probably realistically four more volunteers willing to come for varying times. They have all been contacted on August 13, as part of an ongoing contact process.

A server calendar was created and is available on Google drive. This is also posted on the refrigerator in the pump house kitchen. I would call Bo and let him know when the server was arriving. He has also picked up servers.

Kim and Rob Weaver will be taking over this responsibility as of August 14.

The savings on this project from using volunteers, to August 13, has been \$8200.

Background on House & Barn Decisions:

Carl was asked to do a budget for the House and Barn project. Before the purchase, Steve, Keith Tetlow, an architect, myself and others met on the site to look at the orientation of the house. Keith at that time said that the cost would be about \$150,000. From conversations with Carl, he estimated the cost to be less than \$150,000.

On June 4, Carl presented to the Trust with a budget which included the House and Barn projected costs, which was \$42,000, a Hydro check for \$450, excavation for \$3500, Hydro for \$10,000, and septic for \$15,000. This is a total of \$70, 950. This was not a complete budget as Carl was busy trying to get the building permits, which took a great deal of his energy. He was also busy directing the construction at that point.

The trust decided that this wasn't sufficient information to approve spending, and asked for a more detailed report.

Once the permit was issued, various volunteers worked extremely well together, beginning the 1st week in July. The concrete footings were done, for both the house and barn etc. This saved us \$8200.

On July 14 we received a labour quote for phase 1 for Benjamin. It was hard for him to estimate it, because he is not been on site. Steve suggested we send it to the Trust, but I, Evie, was concerned that without the materials list it would not give a picture from which we could make informed decisions.

On Friday, August 12, Carl put together a partial materials list, and then, using those numbers, Benjamin did a quote for all 3 phases. Benjamin was very clear that phase 3 is probably quite high because he didn't have a lot of time to call suppliers, to confirm quotes.

There is always some discussion about at which phase to put in the services. Lockup means of the windows and doors are in and that the house can be closed up. But unless you put in electricity, you cannot keep the house warm in the winter. So Services have been put into phase 2, because that way the house can not only stay warm but can be used by volunteers to work on phase 3, which is a finishing phase. That involves mainly flooring, siding, painting and drywall.

The Finance Committee has merged the proposed budgets with what had already been spent.

To that end, we had divided what is been spent to date into the building permit, the house and barn purchase, the moving the labour and materials. We then added Benjamin's numbers. See addendum to meeting entitled House Barn Project Costs.

To Review the costs:

Costs to date: \$67,309 . Projected to the end of phase 1, \$91,622. To complete phase 1, we need to spend \$24,313.

To the end of lockup is projected to be another \$85,206.50 .

To finish the house is projected to be \$41,060.

The work on the barn was never part of the projected cost of \$150,000. The barn estimates are \$40,108.

All 4 of Benjamin's estimates total \$257,997, say \$260,000. If we take out the contingencies Benjamin put in, it makes the total \$247,000. If we take out the barn, the estimate comes to \$207,000. This is \$50,000 higher than we estimated, but there are many ways we can save money.

We have \$120,000 left.

It will be helpful to review our fixed cost and income stream for the last 2 1/2 years. Last year monthly dana was \$19,693 and the day sits generated \$4795, so our income was \$24,488. This year, projecting from June 30, it looks like our income will be about \$28,760. When we look at our fixed costs, last year they were \$9365, and this year looking like they will be \$9200. This includes Hydro, credit card fees, insurance on the land, directors and officers, and the car, as well as the accountant and auditor fees and the land taxes. So we could spend all of the \$120,000, and still have a buffer of income this year.

As we said, we have spent \$67,000. To complete phase 1, we need to spend \$24,313.

Option 1: To complete phase 2, it is projected to cost us \$85,000. If we take out the HVAC, it would be \$75,000. That would mean a total for phase 1 and phase 2 of 99,500-say 100,000, without the HVAC. That leaves us a buffer of \$20,000.

The 2nd option is we do phase 2 with an HVAC, at a cost of \$85,000 for phase 2 which leaves at \$10,000 buffer.

Option 3 is we do it with no HVAC, and we borrow \$20,000 and we do phase 3 as well, so that the house is finished.

Probably lots of other options, so it's open this to discussion.

House & Barn Expenditures to date and Budget Going Forward:

Spent to Aug 4 Phase 1	Building Permit	2,000
	Septic plans to CVRD	1,600.00
	House/Barn	42,000
	Land Prep/Moving House/hydro inspection	5528.62
	Labour	2,000
	Materials + Generator	8,865.92
	Concrete	3372.89
	Rent	1200
	Food-Gas	741.74
	Total	67,309
Projected to Drop	Spent to Aug 4	67,309.00
	23-Aug Labour-Carsten	2,000.00
	Labour- Benjamin & Co	11,830
	Materials-Benjamin	\$5709.52
	Materials Carl, since Aug 4	4773.89
	Total Phase 1	91,622.41
Phase 2-to lock-up	85,206.50	85,206.50
	Phase 3-to finished-more estimates	41,060
	Barn	40,108.75
Total Project		257,997.66
Total Project- no contingencies		246,997.66
What we can do		
Phase 1-total		91,622.41
Paid		67,309.00
still to go		24,313.41
phase 2- total		85206.5
take out HVAC 12,000 + 2000 base boards		10,000
new phase 2		75,207
Option 1	Phase 1 + Phase 2 No Hvac leaves 20,000 buffer	99,519.91
Option 2	Phase 1 + Phase 2 with Hvac leaves 10 K buffer	109,519.91

Option 3	Phase 1, 2 3, no Hvac-borrow 20 K	
	Phase 1 + Phase 2 No Hvac	99519.91
	Phase 3	41060
		140579.91

DHAMMA MODANA CONSTRUCTION MANAGER AGREEMENT

Between: Vancouver Island Vipassana Association
And
The Last House Standing (Benjamin Armstrong and company)

Position: Construction Manager and Labour for House and Barn project, to house drop. This position is a paid position. Benjamin Armstrong and whoever else he employs are independent contractors.

Duration of agreement: Starting Aug 8, 2016, and terminating upon completion of house to being dropped. **See Comment 1 below.

Days of Work: 7 days per week, at Benjamin's option

Days off: At Benjamin's option

Salary conditions: \$40/hr. for Benjamin Armstrong and Keith Tetlow; \$20 /hr. for Wade Steele, +5% GST + WCB. To be paid every 2 weeks on submission of timesheets/invoice.

WCB: It is Benjamin Armstrong, Keith Tetlow and Wade Steele's individual responsibility to get coverage from WCB, and the Trust's responsibility to pay for that. This is a monthly fee of about \$100 each. Benjamin will also be responsible for making sure that any paid tradespeople on-site carry active WCB.

Commitment: Benjamin agrees that he will not take on any other projects, until the house is dropped. He will not take on any other projects, except for planning for other future projects he will be contracting to do, until the house reaches lockup.

Benjamin's Responsibilities: Benjamin will be responsible for the direction of the project, the hiring of subtrades, the ordering and purchasing of materials and organizing the volunteers that arrive to serve.

Benjamin will be solely responsible for dealing with the building inspector.

If Benjamin uses his own credit card to purchase materials, he will pass on the invoices to the treasurer with his labour invoices. Invoices from suppliers can be received by email rather than hard copy. If he has received a hard copy receipt, he will take a picture of it and submit that with his invoice, electronically to Robert Baker, the treasurer. He will save all hard copy receipts, and give them to Robert Baker, the treasurer.

Benjamin will provide a verbal weekly report to a Contact person (CP), who at this time will be Steven Armstrong, about the progress of the project.

Supervision: If there are changes to be made in the plans, Benjamin will discuss these with Steven Armstrong, who will then discuss this with those Trustees involved with the construction project.

Trust responsibilities: To provide a Contact person (CP), who at this time will be Steven Armstrong.

To provide a Trust member to organize the volunteers. (Volunteer Coordinator-VC), who at this time will be Kim and Rob Weaver, as well as in on-site coordinator of volunteers to direct them to accommodation etc., who at this time will be Bo Filter.

The Treasurer, Robert Baker, will manage the cost spreadsheet, and make sure that timesheets are paid in a timely manner.

Financial direction: Benjamin will continue to refine the approved budgets from the Trust for Phase 1 and Phase 2 approved at the Trust Meeting of August 14, 2016. He will also continue to refine Phase 3 of the budget.

Accommodations: To be provided by the Vancouver Island Vipassana Association.

Food: To be provided by The Last House Standing

Travel costs: \$300 to bring tools to and from Dhamma Modana. This amount will be a one-time charge, and not repeated in the next contract to lockup. This amount will be included in the 1st labor invoice.

Automobile/truck costs: None

Cell phone: Benjamin will pay for his own cell phone.

Medical coverage: Is Benjamin's responsibility.

* Comment 1: By the end of August, or when the house is dropped, whichever is earlier, the Trust will review the costs, and negotiate with The Last House Standing another contract for lockup, given the same conditions as this contract.

Rob Weaver on behalf of The Trust
Dhamma Modana

Benjamin Armstrong
Last House Standing

Date

Date