

Vancouver Island Vipassana Association Trust Meeting

Dec 20/2008

80 High St.

Meditation: 10:00am – 11:00am

Meeting: 11:15 -12:30

Potluck: 12:30 – 1:30

Meeting: 1:30 – 2:30

Break: 2:30 – 3:00

Meeting: 3:00 – 4:30

Facilitator: Barb/Robert

Secretary: Steven

Time keeper: Bob

Task list: Carl?

1. Meditation (3 minutes)

2. Introductions

- Attendance:

Trust Members: Carl, Harry, Robert, Doug, Steve

ATs: Bob, Jenny, Evie

Friends: Barb, Bill, Kate, Moritz

- review the agenda, add any needed items & prioritize
- set time for meeting & agenda items
- read Trust meeting guidelines

3. Announcements

- We have a total of 30 26"square meditation cushions. 15 blue, 11 green, two with only the white under-covers, and two uncovered. All coloured cushions have white under-covers as well.
- Dhamma Surabhi has donated their old amp to replace ours which broke during the last course at Shawnigan Lake, as well as a large cooking pot.

we had our first official Daysit in Duncan and I think it went very well.

I'm very grateful to Bob to come all the way from Victoria to conduct this first Daysit.

Tonight we had our Duncan Groupsit at my place and everybody is looking forward to the next Daysit in January.

The Hall is not ideal (only one bathroom, no dininghall), but for now it works I think.

We'll be on the lookout for a better location, until then we can make do, eh?

We had 6 sitters and one (Alex) roaming outside, he was a bit late and at the wrong door.

Next time he'll be there too. And more will be there I'm sure.

We have to iron out a few kinks still, but so far it's a go!

Thanx also to Hope for all your support and help.

There was \$ 70.00 in Dana, more than enough to cover the cost of the Hall (\$25.00).

Metta, Joy & Happiness,

- Harry

We finally received the report from the RPBio who did the wetland assessment about 6 or 7 weeks ago. The conclusion from his is twofold:

1. Our neighbors to the north would not be able to develop within at least 70 m, probably more, of our northern boundary.
2. An alternate entrance to the centre can be developed along the eastern side of the P2 area, as proposed by Gerry Samide.

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Shawnigan Lake report : we ran a deficit of about \$2500.

.I wanted you all to know that we now have a **website**. I wrote it the day before I left, so that it would be up and running for the end of the Shawnigan Lake course. I want to get it going so that we can really actively let people know they can make pledges towards the building of the center. It is also very handy repository for minutes, and financial reports. I'm going to be sending Brihas some pictures to add to it. www.modana.dhamma.org . Please visit the site and make comments on it! This is the time for us to make corrections.

- . We have started sending out a newsletter, connected to reminding people about the day sits. The first one has a history of Dhamma modana, that I wrote for the website as the lead article. The next lead article in the next announce will be about Shawnigan Lake. After that we can do one with a thermometer style pledge form. Any other ideas?
5. The building committee recommended to the trust to hire Rob Grant as an architect, in early October. The trust approved this. Rob Grant sent us a copy of a **contract**, about mid-October. It was sent out by Bob to the building committee on October 17, and Bob received no comments on it. I had just been digging around to find our contract policy statement. (See below) We have already done the competitive bids section when we look at different architects. As per our contract policy statement, the next step is to have Heather or some other competent person look at it before we signed. Since Heather is around, I suggest we mail it to her. Is that okay? Hope, I am attaching the contract since it was only sent to the building committee and you haven't seen it yet.

Contract Policy from April 7, 2007 meeting:

Get competitive bids

Examine contract carefully

Need to know whether contract is fixed or cost-plus

Run contract wording by Heather (if available) or other competent person

Keep copy of contract

Keep written copy of what said to and done by the contractor, with time and date

Coordinator keeps copy of each invoice, and compares future invoices to previous ones to make sure we are not being double billed

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4. Corrections & Approval of past minutes:

- Review task list from last Trust Meeting

Task List – VIVA Meeting Sept 21 2008

- 1- Robert to change Oct day sit notice - done
- 2- Robert email blurb to Steve - done
- 3-Evie email Steve prison report - done
- 4- Bob/others finish topo map of lower centre land - done
- 5- Harry and Carl stay in touch with Elkington estate process - done
- 6- Doug send out email to web people - done
- 7- Carl do the bridge- done
- 8- Evie work on Dana Pledge forms - done
- 9 John make map blow-up and buy laser pointer - done

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5. E-mail decisions:

- e-mail approval of a resolution by all members of the board of directors (Trustees) of the Vancouver Island Vipassana Association authorizing Carl Wolford to execute the necessary documents to complete the sale of the subdivided lot at Lake Cowichan.
- Robert Baker, as the director of the Vancouver Island Vipassana Association, has the

authorization to sign the closing documents for the sale of lot A., block 401, Cowichan plan VIP 85672. PID 027 -- 647 -- 889.

- We have agreed to hold a single 10 day course at Shawnigan Lake in the fall of 2009.
- The building committee recommended to the trust to hire Rob Grant as an architect and we are in the process of reviewing the contract.

decision on this? Jenny is still asking people to respond about making a **decision about the three-day course**. We have only heard back from a few people. **So please reply.**

Committee Reports:

6. Subdivision Committee - (Coordinator-Carl / Jenny, Steve, Evie, Harry – AT Advisor - Bob)

- Bob gives report

7. AT/Executive Committee –

8. Technical Committee - (Coordinator- Bill Simoes; Robert Grant, Evie Chauncey, Barb Simoes, **Laurel Rousseau-delete**; AT Advisor –Bob Jeffs)

- Report previously emailed by Bill

9. Building Committee: - (Coordinator: Bill Simoes; Jenny, Evie, Carl, Robert, Barb, Steve, John Waters, Harry; AT Advisor: Bob)

- Report by Bill (see discussions)

10. Outreach - (Coordinator: Robert; Harry, Bob, **Diane, Bill, Sue-delete these**; AT Advisor- Evie)

11. Website Committee – (Coordinator – Doug / Robert, Steve /AT Advisor – **Jenny-delete} add Evie**)

12. Finance Committee – (Hope / AT Advisor - Evie) –

- Hope supplied report (see below)

13. Shawnigan Lake Course Committee – (Coordinator – Jenny / Hope)

- Report included (ask Evie or Michael for it)

14. Meditation Cushion Committee – (Coordinator: – Jenny; Hope, Robert, Evie, Steven)

15. Discussions & New Business:

- Technical Committee suggestions review (see below)

16. Proposals

17. Evaluation of Meeting

18. Future meeting dates –

19. Meditation (3 min)

1) Report on Shawnigan Lake 10-Day Course, October 2008

The set-up for this course was done in record time on the day before the course with 15 people, three of whom came from Vancouver. There was even time for a group sitting before going home.

There were 34 new students and 12 old students and one part-timer.

There was a very harmonious crew of 6 full-time and 4 part-time dhamma servers with a combination of experience and new enthusiasm which provided a very supportive environment for the students.

The expenses for the course were \$11,171 and the total dana was \$8,618.

December 2008 VIVA FINANCIAL REPORT

VanCity Balances – December 12, 2008

• Membership shares	51.42
• Community Service Account 00001 (chequing)	8,899.40
• Community Service Account 00002 (monthly dana)	520.03
• 12 Month Term Deposit	210,400.00
– Cashable (90 Day Lockout)	
– Interest Rate 3.5%, Interest compounded every 12 months	
– Started on 10-Oct-2008/ Maturing on 10-Oct-2009	

Tasks completed since September 21, 2008 Financial Report

▪ Processed October/November/December Visa dana \$450	
▪ Processed September and November 08 day sitting dana \$535	
▪ Processed Shawnigan Lake 10-day course dana \$8,618	
▪ Returned unopened Costco 10-day groceries for refund \$119	
▪ Processed two 10-day dana refunds as per AT instructions	
▪ Received proceeds from sale of 4-acre lot \$204,853.25	
▪ Collapsed existing term deposits for \$10,400 @ 2.2%	
▪ Negotiated new term deposit for \$210,400 @ 3.5%	
▪ Paperwork for October-November 08 delivered to bookkeeper	
▪ Invoices approved and paid as received:	
– E. Henthorn, Bookkeeping Services Sep/Oct/Nov 08	166.95
– Minister of Finance, Society Annual Report	25.00
– H. Funk, Groceries, 10-day course	3,474.35
– R. Baker, Dhamma Bros DVD, Foam, Office Supplies	659.66
– United Chapter Society, Hall Rental Jun/Sep/Oct 08	225.00
– Kenyon Wilson, professional services	1,004.68
– E. Chauncey, Prison Outreach materials	163.19
– William Johnson professional services	963.27

– U-Hall storage fees	604.56
– A. Murley, Truck rental/gas for 10-day course	36.87
– H. Funk, Stamps	16.38
– M. Gelber, 10-day travel expenses	171.30
– J. Jeffs, 10-day food, office supplies/equipment, AT supplies	529.23
– J. Jeffs, Equipment topography survey	72.25
– Italian Bakery, Bread for 10-day	270.00
– S. Armstrong, Truck fuel 10-day, foam for cushions	349.71
– G. Samide, Travel expenses re preliminary assessment DM	493.93
– Cowichan Lake District Chamber of Commerce membership	60.00
– C. Wolford, Truck storage insurance, travel expenses (bridge)	233.41

Purpose of Meeting

1. Explore options for use of Dhamma Modana land
2. find ways to finance the center
3. develop a community plan for Dhamma Modana land

Questions

Can we do a lot line adjustment, N/S, and have the W block (not the center land) rezoned into the town jurisdiction?

When do we start building, to provide for one day courses or three day courses, in relationship to deciding about the perpetual forest?

How small can the perpetual forests be? Could we do three lots with a 30 acre perpetual forest?

Where is the best forest located? How much forest do we need to sell the idea of a perpetual forest?

How/when do we make contact with Elkington and make use of the professionals they have used? Can perpetual forest foot print modified after it is zoned? E.g. instead of 60 acres could it be 50 acres?

Method

Brainstorm the pluses, minuses and 'interestings' of the full size 60 acre perpetual forest concept to see if we are interested in this proposal or will rule it out. We will then "weigh" each of the brainstorms, by having three checks (>), and 3 x's for each category. We will then discuss the categories that have the most checks.

Pluses

- 3 >-Dhamma community (big!)
- 6 >-it'd raise A LOT of money
- 2x,1>allows more quiet in meditation center (with it at back)

1x -if houses in small community, the organization will have better social controls, will be more livable,

5>-as a unique and affordable project, may attract a lot of meditators

3>-a Dhamma community contributes to ease of running a center

4x,1>-could act as a template for future centers

3x-it is consistent with the environmental values that we have presented and with logging values of the larger community

it would potentially be acceptable to CVRD

2 >concept can be promoted as a benefit for township as well

4x-economic benefits to area

1x-community of full-time residents in an area that often has summer residents

1>,1x-Elkington and development will break the trail for us

1>,2x-annual fees from covenants will provide a cash flow

2>-timber rights will give a cash flow

5x-source of food (organic? Vegetable?) For center with a permanent community (community garden)

Minuses

9 >-too much work for the trust and a volunteer organization
to implement
to maintain

6 >-loss of the land for long-term needs (e.g. 200 years future)

3 >- loss of control of a community close to the center

3x,1>-meditation center has a monetary relationship with the community

1-until proposal accepted by the CVRD,VIVA has to be responsible for initiating and completing the proposal of the perpetual forest

1>-upfront costs for Viva that we may not see remunerated, in other words, a financial risk

6>-loss of immediate buffer
ongoing administration of covenant and land

1x-land prices may go down in near future

1x-uncertain economics of the island

1x-buyer's market; no lack of available land and lots in the area

3>-town or groups in the town may feel threatened or uncomfortable with the concept-like a commune

8x- not conducive to integration of meditators with the larger community
difficulty in enforcing covenants/controlling hamlet

1>,1x-community may object to future development 1 of P2 lands
density issues on land by CVRD

3x-highway access and traffic issues leads to objection by CVRD?

5x No room for forest monastery

1x-noise

Interesting

4x,1>-What if it influences dana coming in (negatively)?

4>,1x-A managed forests alone to generate cash flow

6>-Is it consistent with Goenka-ji's guidelines?

3x-What if there are not adequate aquifers to support this development?

1>,1x-If Hancock undertakes a large development-how would it influences to CVRD's view of this development?

4x,What if Hancock copies of Elkington idea?

2>,What if Hans Kuhn isn't in favor of this concept?

4>,2x-What if our land became annexed by the town?

4x,What if future rezoning becomes easier because of the surrounding development? Should we wait?

2x,1>-It might be a long economic downturn.

3>,Does our forest meet the definition of the perpetual forest? Is there a formula for a perpetual forest?

6>-There might be a group of very serious meditators who would live in the perpetual forest development and undertake managing the perpetual forest.

Discussion-pluses

The perpetual forest raises a lot of money. Is it enough? This plan would generate 2.5 million. The center would cost 3.2 million. It would take is very close to an operating center.

Very important that it would generate interest within the meditation community. It would be important to advertise. To advertise, we need to provide a lot of detailed information and get a commitment. We need a detailed plan.

We could piggyback off of Elkington. One (liaison/business partners) this would take the pressure off of VIVA.

Concept of benefit socially, environmentally, "sustainability". The CVRD is very forward-looking and open, and they will likely be receptive to this.

Discussion – minuses

Too much work for VIVA. One possible option would be partnership with the developer. VIVA makes less money. VIVA would have less control. VIVA may lose sight of its purpose, which is to make money to build a center.

Concerned about loss of buffer

Development may be rushed and make compromise land needed in the future.

Other centerss have been striving to acquire land for more buffer for their center.

Maybe we need to look at more seriously at other ways to raise money first, then look at the development option.

We need to decide what land we will need in the future. Selling off small pieces won't give us a center.

How we explored all options? By using the center's land, will dana begin to flow in more seriously? Will this help build awareness of the need for done for the center?

Discussion Interesting

Goenka-ji's guidelines: trying to determine this i.e. the burden of effort, can be distracting. There is no definite answer.

Trust feels they already have enough work. The additional work for the development of the land would be too draining.

We need to look more into the accountability of management for a sustainable forest.

Summary:

Need more information and time.

Task list

1. Go to CVRD and speak with Mike Tippet and Hans about

 Concept
 density
 zoning

2. Talk with the Town of Lake Cowichan about hooking up to their infrastructure, even if not a part of the Town of Lake Cowichan

3. Talk with Tony Bauer
 possibility of tying into the town
 infrastructure costs

4. Involve Rob Grant

5.Consult with Elkington

6. Decide if this conforms with Goenka-ji's guidelines about developing a village

Next meeting agenda items

Discuss who will do the items on the task list

Discuss hiring a project manager

Discuss questions we generated at this meeting