

## **Vancouver Island Vipassana Association**

### **May 14<sup>th</sup> Trust Meeting**

**Members:** Robert, Evie, Steve, Bob, Jenny, Carl & Harry  
Observer: Linda Armstrong

#### **Committee reports:**

##### **Bridge update – Carl**

(as of the meeting date) letters were given to the CVRD in April 2009 for inclusion in our file there, one from Surespan Structures confirming the specifications of the bridge they will build for us, one from the Fire Chief of Lake Cowichan confirming that this bridge will be adequate for providing fire protection to our future center.

There are a few remaining steps (revising our previous Section 9 submitted to MOE and approval for the bridge installation, then the actual purchase and installation. The plan is the bridge will be installed by late June.

##### **Outreach – Robert**

An o/s has offered to put together a professional 10 minute video/powerpoint presentation that could be uploaded onto the web site and used for special events. The outreach committee has proposed hosting a ½ day event for old students after the next building committee meeting. The event will feature the 10 minute clip of the property along with the building design currently being worked on by the architect and to be presented at the June building committee meeting.

**Outreach - Carl and Harry** attended the Chamber of Commerce Meeting at the Riverside Inn, Lake Cowichan Wednesday evening April 15.

We were very warmly received by Katherine of the Chamber of Commerce and joined the crowd inside, talking to some of the other members present.

It was an evening of hors d'oeuvres, desserts, coffee and tea.

The real interesting part and also the center of the evening was the presentation by Thomas Kreilien of "Youbou Lands Development".

He talked about a new development proposal just West of Youbou on the old Mill site of Timber West.

It's a very big development with the aim of being a complete community of mixed, phased in mixed housing(1950 units over 20yrs),an industrial park, commercial area, lots of entry-levelhouses. I liked what I heard; it's a sustainable development, creating a enviro-friendly, people-friendly community.

##### **Finance – Evie**

## **May 2009 VIVA FINANCIAL REPORT**

### **VanCity Balances – May 13, 2009**

• Membership shares	53.46
• Community Service Account 00001 (chequing)	8,935.05
• Community Service Account 00002 (monthly dana)	1,710.20
• 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 December 12, 2008 Financial Report**

▪ Processed	
○ Monthly VISA dana	1,000.00
○ Day Sitting dana	695.00
○ Between Course dana	3,895.00
▪ Prepared proposed VIVA 2009 budget	
▪ Paperwork for December 08 through April 09 delivered to bookkeeper	

### **Invoices approved and paid as received:**

Michael Gelber	Building Committee Travel Expenses	70.28
E. Henthorn	Bookkeeping Services Dec 08-Apr 09	333.91
Lake Cowichan Gazette	Annual Subscription	50.00
C. Welford	ICBC Truck Storage Insurance	41.00
C. Welford	Copies	12.32
United Chapter Society	Day Sit Hall Rental Nov 08-Apr 09	450.00
Envision Insurance	Insurance Policy 2009	1080.00
LC Chamber of Commerce	Lake Cowichan Chamber Dinner	33.00
Robert Baker	Dhamma Bros videos and poster	113.95
Sea Mount Consulting	Fisheries Assessment and Report	238.88
H. Funk	Stamps	17.01
C. Welford	LC Dinner/Travel/Truck Ins/Level Rental	110.50
Rob Grant, Architect	Long Range Planning Retainer	2000.00
H. Funk	U-Haul Storage fee May-Oct 09	604.45

## **Discussion & New Business**

## Sitting on the land

- Evie provided information on various options for a Yurt structure to be used as a dhamma hall for day sit's
- Carl proposed a number of options for building designs that could be inexpensively built by old students. A decision was agreed upon and is listed below in proposals. Robert will begin immediately to notify old students that have recently indicated an interest in dhamma service of the planned construction in mid July.
- Power supply for the service period could be provided by generator
- Water for service periods and sit's in the new building could be acquired from Greg's property and transported to the new site location
- Bear fence – Evie provided a number of options. It was decided that for now we will not invest in a Bear Fence. Either a bear proof structure will be provided or students can use vehicles
- Evie provided an overview of the suggestions made by Bill, as shown below:

### From Bill

As the next building committee meeting is not until June 14, and is designed to review the long-range plan that Rob Grant will have done by then, I am wondering if we as a trust want to have a brief look at the steps that Bill is suggesting for the building committee, and see if we want to be working on any of these between now and June 14

Strategically, I would like to suggest that we have three braids that we have to weave together to build a centre.

1. A long range plan for the buildings based upon 150 people. Rob should prepare apreliminary cost estimate for a 75 person centre
2. A long range plan for infrastructure based upon 150 people. Cost estimates should be prepared for 75 people expandable to 150 people.
3. A financial plan which is based upon the costs for a 75 person centre.

As a result, I would suggest that the building committee shift its focus to infrastructure while Rob is working on the design. Here are some thoughts:

1. Sewage: I think we need consulting help with this one as some point.
  1. Option 1 is a type 1 system at the mill site. We need to dig some holes and has some consulting done.
  2. Option 2 is to connect to the Town. I don't think we have to amalgamate; however, we need to meet with the political folks. They would charge us a monthly fee for the sewage treatment and we would have to build a pipeline. My sense, is that this is the cheapest solution and I like it because it would solve the sewage problem if we decided to do a Living Forest.
2. Water: I think well(s) and a gravity system are best. We don't need a tank the size of DK as they need that for fire. However, we need to find out if we will need sprinklers for the

buildings. This may require a pond or reservoir as VMC has. I appreciate that the Fire Department doesn't need a pond, but the sprinklers may have a demand which exceeds our domestic water needs. I would anticipate that the large plastic water tanks used at CVC will work for what we need. This is an area that could be researched by talking to other centres. Can Siva help in this area? DS has a large body of experience.

3. Heating: I think that we should consider a centralized hot water heating plant. This allows us to have either in-floor radiant heat or forced air through the use of fan coils. We would have different source for domestic hot water. The central plan could use wood pellet stoves as the Swedish centre does combined with geothermal and passive solar. Rob and I had a discussion about this and he likes the idea. Again, I think we can talk to different centre about this.

4. Electrical including backup generator.

5. Parking, baggage and handicap handling

6. Bear Fence

7. Garbage handling looking how to deal with different waste streams with consideration given to attraction to wildlife.

8. I think we need to set some economic criteria for different options. My suggestion is that any additional capital should be paid out within 5 years by savings in operating and maintenance costs.

I will volunteer to do the Bear fence as I can easily talk to Parks Canada and go and visit the sites where they have used electric fences to keep out the bears.

Last, but not least is the money issue. This is a tough one. This really is a Trust issue and requires a very different set of skills. I don't know if we can find 3 or 4 people who are willing to work on this issue. I would like to see a financial plan which has a goal to build a 75 person centre within 5 years.

1. I think monthly dana is very important. I think a discussion with Virginia and the Georgia centre is important as they have both been very successful. I also know that that CVC has been quite successful in fund raising.

2. Student loans are not the same as dana and we can take a different approach to asking for loans.

3. Bank debt based upon monthly dana is an option, provided we are conservative

4. Sitting on the land now will inspire folks to give.

5. The living forest is another option. However, the Trust will have to be willing to put aside \$50 to \$75,000 and wait 2-3 years for results.

Again folks to research different methods of financing and prepare a report for discussion.

Metta Bill

- Evie provided an overview on various means of generating the necessary funds for building a centre. A recommendation will be provided for the June 14<sup>th</sup> building committee.

## **Proposal:**

**VIVA trust to approve a budget of up to \$7500.00 for a building suitable for meditation on Dhamma Modana Land**

**This proposal was approved by the members present**

## **Task List:**

### **Task list-May 14, 2009**

1. Robert-follow-up with cinematographer student, Melanie, re-creating a movie of Dhamma Modana
2. Robert-design an outreach event including showing of Dhamma Brothers and the new movie for Victoria
3. Robert-do a budget for the outreach event and submit it to the trust, given that as of May 14, 2009 the outreach budget of \$250 has already had \$226 spent
4. Robert-write a newsletter article for the database-looking for carpenters and worker bees for a mid-July to build temporary meditation hall; best to run a draft by Bob or Jenny or Evie
5. Robert-book on Hans and Selina's condo for June 14-all day as before to look at 1st draft of the LRP
6. Evie-give an updated list of committee members to Robert for minutes
7. Evie-let Hope know that we have approved up to \$7500 to build a temporary Dhamma Hall
8. Evie-let Hope know there is a new budget category for the temporary Hall-5582
9. Evie-send Alberta newsletter to Steve and Robert
10. Evie-organize a geothermal assessment for Dhamma Surabhi, so we can apply this information to dhamma Modana. Same for a wood pellet furnace assessment.
11. Evie and Bob-talk to Bill Simoes about the topography of running a sewer line through to the bottom of the Slopes, and then to Tony Bauer
12. Evie Bob Jenny-talk to ATs at the AT workshop about any infrastructure problems they have dealt with at North American centers
13. Evie and Hope- go into Van city, by June 14, and meet with the commercial mortgage consultant, Mark Fulmar.
14. Hope-add new category to chart of accounts, temporary Hall-5582, and let Eileen know this

15. Evie, Hope, Kate, work on old student webpage re-donations
16. Evie and Kate, work on online e-commerce portal recommendation and send this out by e-mail
17. Carl-draw up plans by early July for Dhamma Hall construction
18. Carl-meet with CVRD representative who would be enforcing the P2 A. boundary, and submit Steve Vollers report to him/her
19. Carl-meet with Elkington representatives as soon as the project is approved, and discuss our project with them
20. Steve-draw up an outhouse design.
21. Trust -to decide at next trust meeting whether to use a dug a hole, or a barrel for the outhouse
22. Linda-find out the size of her parents tarps to use as a dining hall facility
23. Evie, Carl, Steve, Bob, Jenny-go visit the land between June 15 and June 21 to decide on the siting for the Dhamma Hall
24. Bill S.-research bear fencing and make a recommendation to trust