

# RED GAKYIL REPORT

July 2024

## Projects completed, underway, or scheduled

### Khandroling

- 1) Paving of the road between the pond cabin and stupa has been completed by Kocot and Sons. Kocot also excavated and repaired a broken drainage pipe from the pond outflow. (Total cost \$30,788). We are considering adding riprap along the steep roadsides to prevent erosion from underneath and extend the life of the road.
- 2) The diseased and dead pines which were deemed dangerous due to likelihood of falling on structures, vehicles or people have been removed by Jim's Tree Service for \$12,000, (about half the estimated price from all others). Additional trees along the road up to the pond are in danger of falling and will also need to be removed.
- 3) Small defects in the sealant on the universal mandala need to be repaired. Efrem, Jim and Vern have investigated the defects and contacted Danek, the sealant company, for a remedy. Despite several requests, they have not received a response from Danek.
- 4) The roads to the old parking lot and to the cabins have been improved by mowing and by filling holes and eroded areas with dirt and gravel. This is an ongoing process as continual erosion occurs, and much more improvement, with significant amounts of dirt and gravel, is needed. Drainage ditches and culverts could help prevent future erosion.
- 5) Signs needed: Private Road sign for new cut-through road entrance on E. Buckland Rd could help prevent traffic by neighbors, extend the life of the road and protect us from liability in case of accident. Signs for recreational trails have been provided by Buckland Riders and need to be installed. Private Property signs at strategic boundary points and Closed, Authorized Access Only signs during special events or retreats or restricted practices can prevent disturbance or negative impacts from visiting public. **Important note:** Buckland tax assessor confirmed that our 61b tax status requires us to provide open access to our members but does NOT require us to allow public access to our land.

### Schoolhouse

- 1) Completion of the exterior painting is scheduled for September 2, 2024 with Renaissance Painting for \$14,850.

- 2) Brick pointing and repair is overdue and is a priority in order to maintain structural integrity and help prevent leaks and basement flooding. A couple of community members with experience in this area have offered their karma yoga, and we hope to tackle the most deteriorated sections this fall.
- 3) Supplies have been purchased to repair cracked and broken asphalt and seal around the base of the building. This work is planned for late summer and will help prevent basement flooding.
- 4) Jeremy has replaced the rear window under the fire escape, along with the window frame and surrounding rotten wood. The rot was more extensive than originally thought, down to the top of the basement wall, and compromised the fire escape attachment. The rotten wood will be replaced with PVC to prevent the same problem from recurring. Jeremy will do the same with the window frame and surrounding rotten wood in the foyer bathroom, and with a window and frame above the second floor fire escape door. He has not seen evidence of additional leaks or rot in bathroom area since his original investigation.
- 5) Jeremy will also replace the old wooden second floor door and frame by the fire escape with a metal fire-safe door that will be more secure and weatherproof. The old door often remains open and causes significant heat loss, as it can't be opened from the outside.

## **Projects needed, depending on funding and community priorities**

### **Khandroling**

- 1) The paint on bath house deck is peeling badly and some wood is starting to rot. The best and most economical long term solution is to replace the deck with Trex or similar synthetic material that will hold up in the wet conditions and not require continual sanding and painting or replacing.
- 2) Portable or dry/composting toilets at the upper cabins would make them usable by more people, especially older practitioners and those with physical limitations.
- 3) Cutting back the trees around Rinpoche's cabin would help prevent incursion by squirrels.
- 4) Cutting trees in strategic areas could open up views from the Vajra Hall that have been obscured in recent years.
- 5) New generator will likely be needed for next year. The starter pull string on our generator is falling apart and can't be replaced.

## **Schoolhouse**

- 1) The roof is over 100 years old and needs to be replaced, or at a minimum patched in areas that leak. David will attempt to identify leaky areas, so we can get estimates for repairs.
- 2) Dorm accommodations are largely going unused. The dorm should be updated and made into more private spaces that would attract more consistent usage. Dorm carpet is very worn and falling apart in spots.

## **Dark retreat cabin**

- 1) A local group was formed from among those who volunteered, via the dark retreat questionnaire, to study the cost and feasibility of rehabilitating the dark retreat cabin. This local group organized a visit to the cabin, in collaboration with Joe, on May 13, 2024. The goal was to document the current condition with photos and notes, and to itemize the repairs and work needed to make the cabin usable again for dark retreat. [Their report can be viewed here>>](#)
- 2) Next steps are to determine the cost of all needed repairs and ongoing maintenance. Also, before any significant investment of money and labor, we need assurance that the community will have access to the cabin for the long term future, as it sits on private property. We should also determine the cost and feasibility of other suggested options, including a modified shed, tiny house, or small Airstream on lower Khandroling.