

RED GAKYIL REPORT

November 2024

Projects completed, underway, or scheduled

Khandroling

- 1) Signs: Private Road signs have been installed at each end of the cut-through from E. Buckland Road to the Barnes Rd extension (gravel road). Private Property signs have been placed in several locations on the Khandroling boundary. Area Closed Authorized Personnel Only signs have been ordered. They are needed to restrict access during special practices, etc.
- 2) Defects in sealant of universal mandala, first noticed in early spring 2024, remain, and more have appeared over the summer due to very wet conditions. Danek, the sealant company, has failed to respond to repeated requests for advice about how to treat these areas, and canceled a scheduled visit to investigate the problem. Options for protecting the floor are being explored.
- 3) Gravel road to the old parking lot and to the retreat cabins has been improved, but requires continual maintenance due to traffic and weather-related erosion.
- 4) Dead/diseased trees have been identified and marked for removal to prevent them falling across road. Should be removed as needed and as funds are available.

Schoolhouse

- 1) Brick pointing that was badly needed around base of building has been completed, thanks to the dedicated work of Allen Wheeler and David Hayes. Waterproofing compound was added in the most vulnerable areas in the rear by the fire escape, and measures taken to prevent further water incursion.
- 2) Cracked and broken asphalt was repaired and sealed for several feet in width around base of building to prevent water from entering basement. This work, along with the pointing and waterproofing of the bricks, will likely prevent further flooding in basement.
- 3) Areas compromised by wood rot in rear of building near fire escape have been repaired or replaced. Wood rot in front foyer bathroom area still needs to be addressed but has been monitored and appears not to be worsening or leaking.
- 4) Rear second floor door by fire escape still needs to be replaced with a fire safe door that can be secured and opened from both sides. This should significantly reduce heat loss. Measurements have been taken and an appropriate replacement door is being sourced.

- 5) A problematic router for Wi-Fi to gonpa and other areas of schoolhouse has been replaced. The schoolhouse/gonpa Wi-Fi system should be evaluated as a whole to make sure it's as reliable, simple, and user friendly as possible.

Projects needed, depending on funding and community priorities

Khandroling

- 1) Siding on Rinpoche's cabin needs to be at least repaired, or preferably, replaced with synthetic siding that will last indefinitely without the need for maintenance.
- 2) Bridge to Rinpoche's cabin has wood rot, needs to be repaired or replaced.
- 3) Repairs are needed on Guardian cabin to replace rotting wood on deck and eaves, and stop leaks.
- 4) Bath house deck should be replaced with synthetic decking that will not rot or need continual sanding and painting.
- 5) Proposals for newly cleared pond cabin area need to be decided upon, chosen project(s) completed, and trees planted.
- 6) Newly paved road from pond area to stupa needs rip rap along sides to prevent erosion. Kocot provided an estimate for this of \$8,814.
- 7) Farmhouse porch needs to be replaced and back deck repaired, sanded and sealed.
- 8) Composting toilets for retreat cabins, as well as improved road access, would make the cabins more attractive and accessible for retreatants, and thus increase their use.
- 9) Vajra Hall ceiling should be finished, with attention given to aesthetics, acoustics, and weather resistance. Also, VH roof fascia need repainting, with possible leaks identified and remedied.

Schoolhouse

- 1) Parking lot asphalt is cracked and falling apart and needs to be replaced. Kocot provided an estimate in 2023 of \$34,585 for repaving or \$14,224 for spot repair. Asphalt condition has since deteriorated such that spot repair is probably not feasible.
- 2) Roof is over 100 years old and needs to be replaced or at least patched.
- 3) Dorm is rarely used, should be updated and made into more private spaces that will attract visitors. Carpet is very worn and falling apart in spots, and needs to be replaced.

Dark retreat

- 1) A group of interested community members have been exploring options to make dark retreat possible. These have been narrowed down to two: sealing off and renovating two rooms of the existing cabin, and building a small, simple dark retreat cabin on lower Khandroling that could also be converted to accommodation for visiting teachers or retreatants. Ideas will be presented in more detail in the Community Meeting. The gakyil recommends doing both.