

RED GAKYIL REPORT

April 2024

Projects completed, underway or scheduled

Khandroling:

- 1) Kocot and Sons Inc will be working on the road from the pond up to the stupa in early May. This will include repair of a broken pond drainage pipe and sinkhole that developed over the winter (\$3388) as well as paving the road beyond the camp kitchen up to the top of the hill at the stupa (\$27,400) for a total cost of \$30,788. Dates are weather dependent, but as soon as firm we will let local sangha know, as the road will be closed to traffic for approximately 1 week. David will monitor, and once work is finished will fill in holes and repair damage to the section of road leading to old paring lot.
- 2) Some defects have been observed in the sealant on the universal mandala. Efrem, Jim and Vern are assessing the problem and will work with the sealant company to resolve it.
- 3) David is working with Buckland Riders, a local recreation group, to create signs for walking trails on the land.

Schoolhouse:

- 1) Water seeping in from outside has caused rotting wood in foyer bathroom window frame and adjacent wall, as well as around the rear window below the fire escape. Jeremy is investigating the damage and will repair the problem areas. The bathroom will remain closed for an extended time as Jeremy determines the extent of damage and makes necessary repairs. Cost to be determined.
- 2) Basement bathroom sinks and kitchen sink leaks have been repaired.
- 3) Painting of the remaining schoolhouse exterior, to be completed by Renaissance Painting, is scheduled for September 2, 2024 for \$14,850.
- 4) Wooden door upstairs by fire escape is very old, inefficient and blows open easily, causing significant heat loss. We are looking at options for replacing it with a new metal door for fire safety.

Projects needed, depending on funding and community priorities:

Schoolhouse:

- 1) Parking lot: asphalt removal and repaving, estimated by Kocot at \$34,585, or spot repair at \$14224. We could do spot asphalt repair and seal around base of

building ourselves with supplies from Home Depot for several hundred dollars. This work, along with brick pointing, could help remediate recurring basement flooding.

- 2) Masonry: brick pointing and crack repair to brickwork around base of building will help prevent water from seeping inside. David is currently getting estimates. The first estimate, from Western Mass Masons, was for \$15,850, which would entail grinding out and repointing all mortar joints because of their deteriorated condition, and replacing some bricks.
- 3) Roof: original slate roof is over 100 years old and leaking. Only Jeremy's installation of waterproof insulation in the attic prevents water from leaking into second floor.
- 4) Washer and dryer are quite old and could be replaced with new larger, more efficient models.
- 5) Dorm accommodations could be updated and remodeled to make more comfortable and private spaces that will attract renters and help fill a need for affordable housing during retreats and programs.
- 6) We are considering hiring a cleaning service once a month or on an occasional basis. Cindy is currently getting estimates. The first estimate, for a deep cleaning of most of the schoolhouse was for \$980. A deep cleaning of the kitchen would be \$300, which we are considering.

Khandroling:

- 1) Compost toilets for the three retreat cabins distant from the bathhouse would make them more attractive to renters, especially older community members.
- 2) Repairing and improving the road from the bathhouse to Togyal and Mandarava cabins would make them more accessible and attractive to renters.
- 3) Additional accommodations, that are conveniently located and affordable, are needed during retreats.

Dark retreat cabin: renovation needed to make a usable structure

1) Questionnaire results:

- Of 56 total responses, 29 said they were very likely to do dark retreat within 5 years of having a usable cabin. These 29 were equally divided between intention to do a retreat of Yangti versus Dream Yoga, or the Practice of Natural Light. Several indicated a desire to do both. 5 would like to do a retreat of Yangti but need transmission. 16 said they are somewhat likely to do a dark retreat within 5 years.

- 21 indicated willingness to be part of a study group to determine costs and feasibility; 27 indicated willingness to contribute financially; 22 indicated willingness to contribute time and labor and about half of those live locally; 8 are willing to provide occasional food service and 4 of those live locally.
- All who volunteered for the study group have been contacted by email. Of this group, those who live locally, organized by Lauri and Nancy, will visit the cabin in coordination with Joe, with all interested local sangha invited. Goals of the visit are to document with photos and notes the internal and external condition of the structure and the access to it.
- Based on the visit and subsequent research, the study group will develop a list of structural options and cost estimates for work needed to achieve a functional dark retreat cabin. These will be presented to the community as a whole for decision making.