

HONEY YARD AND BEE HIVE PROPOSAL 2023

Marilyn Guy

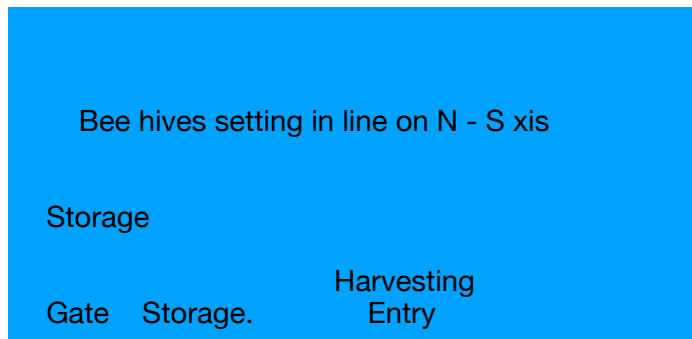
The proposal asks Nylanders to vote on expanding the bee yard and accepting Bradley Bernstein, and his company Bee Bliss Co., as a beekeeper.

Nyland will maintain a legal contract with Bee Bliss Co., as with Waves of Grain, but will charge no rent, recognizing the value of having bees thrive at Nyland.

Bradley's hives will be established at Nyland, expanding the bee yard to about 25 hives but not more than 30.

The bee yard is currently 49' by 18.5'. To accommodate the new hives and related equipment, the yard will need to expand to 69' by 18.5'. Equipment will require a wind and waterproof storage area/shelter.

BEEYARD WEST



EAST

A 'honey processing' trailer (1957 vintage that is about 18' long-a guess) will be parking on the land in the area of the farm. During processing the trailer will be parked for access to utilities near the greenhouse/farm or workshop area. Permanent parking will be in the farm/garden area as approved by the Land CAG.

Nyland Farm and Workshop area Map: Park - parking during year(proposed)
Process - parking when harvesting honey



The Nyland Community is Voting on the Following Beekeeping Agreement:

This agreement is between Nyland Community Association and Bradley Bernstein/Bee Bliss co in his role as a beekeeper at Nyland.

Bradley/beekeeper will:

1. care for up to 30 hives in the bee yard
2. process honey and bee products from hives and make enough available to meet Nyland needs at 'break even' prices
3. assume financial responsibility for the bees and hives and the bee operation
4. work w/ Land CAG or any other CAG, as needed, in determining parking during the year and during processing
5. put up a security deposit(\$100) for damage/repair, yard restoration(original state of the bee yard was a brome monoculture)
6. communicate through liaison(Marilyn Guy/3559 or appointee) to the BOD and/or Land CAG when there are concerns, damage, needs outside of agreement that require attention, action
7. communicate w/ Nylanders during honey processing time to minimize impacts on Nyland and Nylanders.
8. provide a report of the bee yard whenever requested by Nyland
9. work w/ good intention to support the bees on the land
10. cooperatively work w/ Nyland, Nylanders
11. maintain the bee license w/ Lafayette
12. work w/ Nyland to renew/end agreement when all agree it is needed; a review is recommended after the first/second year

Insurance:

Beekeeper will obtain sufficient liability insurance and provide proof of insurance upon signing of the contract.

Beekeeper will hold NCA harmless from any claims by its owners, members, employees, volunteers or visitors while these are working on or visiting NCA property.

Dispute Resolution: Disagreements will be worked out using the WOG Dispute Resolution process which is provided below.

Nyland /Nylanders will:

1. allow use of land for bee yard, storage, and parking of honey processing trailer
2. allow access and use of water and electricity
3. carry appropriate insurances that relate to beekeeper/bees/bee yard
4. hold security deposit and return, if not used, w/ appropriate interest
5. communicate needs, interests, concerns, agreement changes to liaison/beekeeper
6. work in a timely, efficient manner when partnering w/ beekeeper to determine resolutions on issues that arise or on-going needs like parking
7. work w/ good intention to support bees and beekeeper
8. be supportive of keeping pets and Nylanders away from the bee yard
9. provide signed documentation needed to retain Lafayette Bee licens

A YES vote on this proposal means you agree to let Bee Bliss Co keep the Nyland bees, according to the terms detailed above.

A NO vote on this proposal means you do not agree to the proposal or to its terms.

DISPUTE RESOLUTION PROCESS FOR BEEKEEPER/WOG

A dispute resolution process can be requested by either Nyland or WOG. To initiate the process all will agree to the need. A mutually acceptable neutral person/s will be chosen to lead the processes.

The initial process is detailed below and will be a facilitated conversation which may take any of a variety of restorative formats chosen by the facilitators. If no resolution can be agreed upon the process could progress along a continuum of more formal, legal formats like mediation or arbitration process. All parties need to agree to progress the process into the next step based on an inability to reach resolution or a need for a different format. The assumption is that most disagreements will be resolved in the first or second step of these processes. All parties need to agree that the process is complete, that the situation has been resolved.

Progression to a more formal process happens whenever all parties agree to the change. The process may continue until a decision is made that resources and desire to resolve the situation have been exhausted. In any situation, all parties need to accept the decision.

The initial process has been taken right off the Nyland Website in the Third Siders section and is described below. Some additions have been made to support processes for Nyland and WOG.

INITIAL PROCESS FOR RESOLUTION:

The following is a template for what you and your neighbor would talk about if you want to work through some discord. It is what would happen in conversations supported by the Third Siders CAG or coaches. It is important that all these topics are covered but not specifically how each is done. Every person and situation is different. The topics are listed in what is typically the order in which they are discussed.

Topics to Cover in Your Conversation:

- All participants agree to have a conversation
- Participants tell and hear each other's story of the situation
- Participants hear and express their interests and needs in righting the situation
- Participants determine actions needed
- Participants agree that the conversation is complete and on what follow-up is needed*

Conversations happen in all kinds of ways and, depending on the situation, may need some formality to support the efforts to right the situation.

All parties need to agree that the process is complete, that the situation has been resolved.

* It is recommended that the follow-up to the process, the last step be written up including:

- what actions are to be taken
- who is responsible for each action
- a timeline for completion
- a date for final closure or further follow-up

All parties should sign the document and all should receive a copy.

During the follow-up facilitators should check-in, give support, and call the final meeting together for closure.