

Camphill Village MN

Capital Renovations Plan

2011 - 2012

Handicap accessibility upgrading of roads and pathways

Some of the roads and pathways at Camphill Village MN are still earthen paths and gravel roads. Many of our disabled people have some degree of physical disability, and a majority of our village is older and becoming more fragile with balance and walking. With this in mind, there are some pathways that need upkeep and in some cases, improvements are needed. Our main road leading from one side of the village to the other also needs improvements to ensure safe driving in all weather conditions.

Improve Marlspring Road and Prairie Wind's Driveway	\$5,000
New path and Handrails to Weavery/apartment	\$1,500
Improve ramps and pathways at Aurora House	\$4,000
TOTAL	\$10,500

Renovation of Flooring

Renovating Flooring has become more vital for safety and durability. Now that the village is 30 years old, some of the flooring that we are replacing will also ensure durability and add many years of life to the floor before any further upkeep is needed.

Farmhouse renovation - 4 rooms changed to wood flooring	\$5,000
Nicholas Coleman house - 1 room changed to wood flooring	\$1,500
Aurora House-3 rooms changed to wood flooring and re-carpet stairs	\$5,500
TOTAL	\$10,000

Vehicle and Equipment Replacement

Equipment and vehicles are all used until the expense of repair outweighs the cost of buying a newer Model. Each houses vehicle has 2-4 drivers organizing anywhere from 1 to-5 trips a day. Each vehicle takes care of tasks and errands for the house and village, daily transports across the village and to doctor's appointments and other meetings as well as more long distance transports for social occasions and family visits. The vehicles get a work out in both numbers of people using the vehicle and distance

every year. For safety as well as government regulations it's important we continue to replace the village vehicles as needed.

This year's village and equipment needs:

Replacing St. Christopher's Car	\$15,000
Updating 2 office computers with software	\$1,500
TOTAL	\$16,500

Conservation Efforts

Conservation is a significant part of Camphill Village Life in farming practices, in preservation of the natural wetlands and woodlands at Camphill Village and, in the use resources and the recycling of products and waste. We continue to work on improving conservation of energy with the updating of buildings at the village. This year as a small but affordable option, we are also adding two composting toilets to the village as a next step in conservation of water. Composting toilets used on the farm along with the conservation of water, also provide waste for compost that can be used as part of our organic farming practice. The composting toilets will be on the land in areas where it is also convenient for farmers, gardeners and other land workers while doing field work.

Two composting toilets	\$3,000
Other Energy conservation – <i>in planning stages</i>	

Other Exterior and Interior House Renovations

We are grateful that the building maintenance is on schedule with much of the 15-30 year old siding, roofing, and interiors of buildings in good upkeep. With this good news, this year's focus on exterior renovations of housing is smaller than usual with the refinishing of parts of the exterior on three different houses; our 2012 goal to follow up with the remaining exterior of three other houses. Another vital component of maintenance to be addressed is the septic system of four houses. The first two are septic systems on the original farmhouses on both sides of the property. These houses are between 70-85 years old and are more than ready for these vital updates. Two of the original houses built on the property between are also in line for septic updates in 2012 as part of our two-year renovation plan.

The breakdown for 2011 house renovations:

Staining and sealing Brome St. Christopher's and Coleman Houses' back decks and ramps	\$9,000
Septic Systems upgrades to Farm House and Marlspring house	\$25,000
TOTAL	\$34,000

Total for 2011 - 2012 fiscal year renovation budget:
\$73,500

Beginning Capital Projects for 2012-2013

Exterior Staining of Oakwood, Nicholas Coleman, and Aurora House	\$12,000
Septic System Upgrades- Aurora and Oakwood House	\$25,000
Energy Conservation - Phase Two	\$25,000
TOTAL	\$62,000