

MISCA MEETING

June 29, 2016

Present: Marian Chioffi, Sue Jenkins, Nancy Vogt, Ronnie Short, Matt Weber, Danik Farrell, Richard Farrell, Tobey Levine, Bob Smith, Penny Smith, Marlene Arvan, Bob Bartels, Mara Lamstein, Pam Rollinger, Jes Stevens.

Secretary's Report:

The minutes from April 11th were amended to read as follows. Amended text is in bold:

Warrant Amendment:

Two items need to be added to Warrant 002-2016: final payment to Chris Rollins for the store room at the Store (\$2,450.00) and cost of repair to the **Snug Harbor coal** stove (\$114.75).

MOTION: The Trustees will amend Warrant 002-2016 to add final payment to Chris Rollins for the store room at the Store and cost of repair to the **Snug Harbor coal** stove, for the amended warrant total of \$16,485.80. Passed.

MISCA Building:

Pam and Barbara have drafted a list of requested repairs and improvements:

- **Revisiting past repair of the cast iron standpipe.**

MOTION: The Trustees accept the minutes of April 11, 2016 as amended. Passed.

MOTION: The Trustees accept the minutes of May 25, 2016 as read. Passed.

Treasurer's Report as of May 31, 2016:

MISCA account balance:	\$ 61,587.31
MICA account balance:	\$ 5,715.99
Main Street account balance:	\$ 3,388.50
Buy-Back CD account balance:	\$ 12,500.00

Income:

Rental income	\$7,950.00
Donations & Dues	\$532.98
Insurance reimbursement due to overpayment	\$467.62
Lobster Bake fundraiser	\$2,355.00

Expenses:

Warrant 006-2016	\$1,398.25
------------------	------------

Net MISCA account balance	\$ 71,494.66
Net MICA account balance	\$ 6,215.99
Net Main Street account balance	\$ 3,638.50
Net Buy-Back CD account balance	\$13,000.00

Old Business:

Store:

No update.

Snug Harbor:

No update.

MISCA Building:

Laundry – Because a valve was removed, the Laundry can't switch to town water and the cistern is getting low. Nancy will contact Billy to find out if he has the necessary part to facilitate a quick fix.

Black Duck – Marian will call Dom Turgeon to set up a time to install the separate tank water heater for the Black Duck.

Boynton properties – Overlook and Underlook:

The closing on Overlook and Underlook was completed on June 24, 2016.

- The rent which Ronnie had prepaid for July and August was signed over from the Boynton's to MISCA.
- MISCA will set up 1-year leases with the tenants of each property and will discuss with each the intention to move toward rent to own agreements.
- Marian has set up the automatic withdrawal for loan repayment.
- Insurance on Overlook and Underlook has been added to the Snug Harbor policy.

Property Insurance:

Marian will send a letter to MISCA homeowners to confirm MISCA is listed as an additional insured on their respective property insurance policies.

Fundraising:

Lobster Bake – A big thank you goes to Frank and Marlene for creating and donating ad posters for the Bake and to the lobstermen who donated lobsters!

Painting Raffle – Susan Renee Lammers has generously donated a painting for the raffle, and it should arrive July 2nd. Monhegan Brewing Company will place the painting on display, and at some point it will move to the Black Duck. The Brewing Company has rolls of tickets available for the raffle.

New Business:

Annual Meeting Mailing:

Preparations for the annual meeting mailing are underway. Many thanks go to:

- Jenn, for volunteering to print the mailing labels,
- Nancy, for getting membership card corrections from Sue,
- Pam, for stuffing the envelopes and getting them in the mail by July 2nd, and
- Jes, for keeping us on track with all the due dates, ordering membership cards and purchasing stamps.

Jes will be submitting bills for the printing of 500 membership cards and purchase of 200 stamps.

Membership Mailing:

Jes suggested sending the membership reminder mailing in late winter, rather than in May when busy schedules make it difficult to get this one out. This may require a formal change in the by-laws. She also mentioned that if the Trustees want to increase the membership fee, this will need to be decided well in advance as this may also require a change in the by-laws.

Thanks go to Jes for updating the membership application with the latest MISCA logo.

Meeting:

The Annual Meeting of Members is July 19th at 7:00 p.m. at the schoolhouse.

The Annual Meeting of Trustees will follow immediately upon conclusion of the Annual Meeting of Members.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary