

MISCA MEETING OF TRUSTEES

August 25th, 2021

Present: Joan Brady, Carley Feibusch, Mia Boynton

Present via Zoom: Wendy Pendleton, Melissa Dudek, Rebecca FitzPatrick, Ben Vis, Mary Weber, Pam Rollinger, Richard and Danik Farrell

The meeting was called to order at 5:31pm.

Secretary's Report:

The minutes of July 20th were read.

MOTION: The trustees accept the minutes of July 20th, 2021 as read. Passed.

Treasurer's Report as of August 1st:

MISCA account balance:	\$275,358.01
MCRF account balance:	\$41,834.40
MICA account balance:	\$20,920.92
Main Street account balance:	\$12,730.09
Monhegan Ave. account balance:	\$10,448.21
Buy-Back CD account balance:	\$36,362.76
New Project CD account balance:	\$15,188.75
MCF Grant account balance:	\$6,002.91

Income:

Rental Income:	\$7,378.93
Membership (Check):	\$175.00
General Donations (Check):	\$36,310.00
PayPal (Membership):	\$50.00
PayPal (Donations):	\$25.00
PayPal Fees:	-\$3.09

Total:	\$43,935.84
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Expenses:

Warrant 08-2021	\$28,301.24
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Net MISCA account balance:	\$291,382.91
Net MCRF account balance:	\$41,834.40
Net MICA account balance:	\$21,030.62
Net Main Street account balance:	\$12,980.09
Net Monhegan Ave account balance:	\$10,698.21
Net Buy-Back CD account balance:	\$36,862.76
Net New Project CD account balance:	\$15,188.75
Net MCF Grant account balance:	\$6,002.91

Old Business:

Meadow Lots:

The septic project is nearly complete. Chris Smith suggested the trustees determine where they would like the driveway since there is material that could be utilized for it. Joan will schedule a follow-up meeting with Chris and trustees at the site.

The water company has not been using the well this year.

Store:

There is no update on the electrician.

Chris Rollins submitted an estimate for the store loading dock.

MOTION: Hire Chris Rollins to build the loading dock at the store and approve the cost of materials at Rankins and boat freight. Passed.

MICA Building:

Kole agreed to fix the door at the Black Duck. Pam suggested the trustees meet with her and Kole to discuss potential long-term solutions for the leaking door.

The condo board plans to meet soon. Minutes from the meeting will hopefully be available before the next MISCA meeting.

Shermie will move the propane tanks away from the building but some firewood needs to be moved first.

The Post Office lease needs to be renewed. Joan is in communication with the postal service about the renewal process. There were some concerns about MISCA having to pay an outside company.

The Looks:

The septic switch still needs to be fixed.

Nancy had a toilet issue so Kole was hired to replace it for around \$600. There were some other plumbing issues that he addressed.

Fundraising:

The deadline for cookbook submissions needs to be extended. T-Shirts have been selling well at Winter Works.

New Accountant:

Gary has agreed to be our new accountant and taxes have been filed.

There were some issues in recording mortgage payments for Sung Harbor. Melissa will research the payments more and work with the accountant to come up with a solution.

MISCA Community Relief Fund:

No applicants this month.

Ground Lease review:

Mary still needs to send the spreadsheet of properties/ documents.

Caretaker:

No update.

New Business:Selection procedure for building rights:

Joan suggested forming a subcommittee to fine tune how multiple applicants would be handled for the meadow lots. Richard suggested to look to the bylaws for the selection process.

Beneficiaries Responsibilities:

There was much discussion on what the expectations are for MISCA beneficiaries. Richard suggested the ground lease has a good list of what is required of MISCA and what is required of the owner. Joan will reach out to other land trusts to discuss further as well as looking into Habitat for Humanity. Mary suggested that communicating with beneficiaries about the importance in participating and supporting MISCA openly would be beneficial.

Website Manager:

Joan suggested hiring someone to help with the website. Tara Hire was mentioned as someone who might be able to help. Wendy will reach out to her contact as well.

New Registrant:

Mia will email the application of Briana Smith for the trustees to review and approve.

Quick Claim Deed:

Matt and Mary finished the process of refinancing their mortgage. MISCA's lawyer drafted a quick claim deed to add Mary's name to the easement deed. Pam mentioned she is starting the same process and will need to do something similar.

Meeting:

The next meeting of the trustees will be September 29th at 5:30pm.

Respectfully submitted,

Carley Feibusch, Secretary