

MISCA MEETING
October 24th, 2017

Present: Marian Chioffi, Nancy Vogt, Joan Brady, Rebecca FitzPatrick, Pam Rollinger, Marlene Arvan, Richard Farrell, Danik Farrell, Jim Buccheri, Matt Weber, Carley Mayhew

Secretary's Report:

The minutes of September 27th were amended to complete the sentence under "What does the 10% bonus mean?" which was left open-ended.

MOTION: The Trustees accept the minutes of September 27th, 2017 as amended.
Passed.

Treasurer's Report as of September 30th, 2017:

MISCA account balance:	\$70,456.64
MICA account balance:	\$12,958.22
Main Street account balance:	\$6,654.95
Buy-Back CD account balance:	\$21,054.58
Monhegan Ave. account balance:	\$2,250.00
Total:	\$109,027.25

Income:

Rental Income:	\$3,750.00
Membership Dues:	\$50.00
Donations:	\$395.00
Total:	\$4,195.00

Expenses:

Warrant 010-2017	\$11,715.81
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Net MISCA account balance	\$62,968.78
Net MICA account balance	\$13,425.27
Net Main Street account balance	\$6,904.95
Net Buy-Back CD account balance	\$21,554.58
Net Monhegan Ave account balance	\$2,500.00
Total:	\$107,353.58

Old Business:

Meadow Lots:

Marian will contact the plumber and talk with Chris Smith about the transformer so we can have more information on the costs associated with building on the lots.

Snug Harbor:

Greg has been shingling the the back of the house.

Store:

Lisa thinks rats are coming in between the new part and old part of the store. Marian will talk with Lucas to see if the floor has been spray foamed in that area and will bring rat cafes to the store.

MICA Building:

Lucas and Ronni will remove the screen door from the PO and repair it at some point before the summer. There is also a piece of laminate that broke off of the counter. Carley will talk to Mott about gluing it back on.

The contract for the waste water operator inspection stated it would cost \$4,000 annually. Marian will distribute the contract to the trustees to look it over and contact CES to find out why it is so expensive. It was also discussed that someone should contact the DEP to see what it takes to be a certified waste water operator.

The Looks:

No update.

Jacobson:

There was no update on the Chase Easement.

The trustees met with Bob Stahl and the Jacobson residents on October 17th to talk about the Fitzgerald path. An agreement was reached and Travis offered to do the needed clearing. Marian has left a message with the attorney asking what steps need to be taken to have this noted in the deed.

Marian updated the Solar addendum which the trustees signed. Marian will pass this along to the homeowners to sign as well.

Fundraising:

We are still waiting on \$100 from the auction.

Amy Williams Beers is happy to donate a painting for the raffle. She said she will paint whatever we want. The trustees will decide what kind of painting they want by next month's meeting.

What does the 10% bonus mean?:

Joan distributed an updated checklist that has some wording changes.

Trustee Handbook:

Nancy will send the list she made last month to all trustees in order to pull the handbook together by the Annual Meeting.

MISCA Contact Person:

MOTION: The trustees appoint Mia Boynton to be the contact person for MISCA registrants. Passed.

By-Law Changes:

The mailing is ready to go and will be sent out by the weekend, October 28th.

New Business:

Meadow Lots Committee:

There were some questions about what the goal is for the meadow lots. Members of the committee said they still need to meet but have been researching alternative housing options. It was suggested that they look at what might entice a builder such as putting in an affordable septic system.

Ground Lease:

Joan expressed concern about what MISCA's involvement should be in the alteration grounds. It was noted that ground leases were discussed in the past however the attorney would not write it at the time. Marian will show our attorney Matt's ground lease to see if one can be made for all MISCA owners to sign.

Meeting:

The next working meeting of the Trustees will be November 28th, 5:30pm at the library.

The meeting was adjourned.

Respectfully submitted,
Carley Mayhew, Secretary