

MISCA MEETING OF TRUSTEES

February 28th, 2020

Present: Joan Brady, Pam Rollinger, Rebecca FitzPatrick, Kathie Ianicelli, Christian Dederer, Richard Farrell, Danik Farrell, Dan DeBord,

Secretary's Report:

The minutes of January 13th were read.

MOTION: The trustees accept the minutes of January 13th, 2020 as read. Passed.

Treasurer's Report as of January 31st:

MISCA account balance:	\$221,334.23
MICA account balance:	\$16,214.12
Main Street account balance:	\$7,771.09
Buy-Back CD account balance:	\$35,054.58
Monhegan Ave. account balance:	\$8,594.70
New Project CD account balance:	\$15,046.82
MCF Grant account balance:	\$6,000.00

Income:

Rental Income:	\$3,313.40
Membership Dues:	\$700.00
Donation:	\$2,290.00
Total:	\$6,303.40

Expenses:

Warrant 02-2020	\$3,475.28
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Net MISCA account balance:	\$224,162.35
Net MICA account balance:	\$16,714.12
Net Main Street account balance:	\$8,021.09
Net Buy-Back CD account balance:	\$35,554.58
Net Monhegan Ave account balance:	\$8,844.70
Net New Project CD account balance:	\$15,046.82
Net MCF Grant account balance:	\$6,000.00

Old Business:

Meadow Lots:

- Joan communicated with Mike Deyling of CES. In order to complete an RFP (Request for Proposal), we need to have an updated design. The one designed in 2016 by Al Frick is not for the advanced treatment system with the smaller leach field footprint. It would not be advisable due to the much larger amount of fill needed. Mike can prepare an updated design from which to work for \$400 plus ferry fee.
- Mike is willing to create a request for RFP. The cost would depend on the scope of what we want and could range from several hundred dollars to several thousand.
- He will be happy to meet with MISCA to discuss details about this.

MOTION: Contract Mike Deyling to design the new Septic System. Passed.

- It was noticed that there is no pin placed on the dividing line between the two lots. Mike Falla previously advised on the location, in order for Power Co. to install electric meter. Joan will talk to him when he is out visiting to ascertain whether this needs to be formally done due to the fact that it remains one lot owned by MISCA. Perhaps just a land-use contract addendum is all that is necessary.
- Chris Smith recommended that debris piles be removed before septic or other assessment takes place. He offered to create an estimate to have Bill do it at a rate of \$30/hour.
- Cost Estimate: 4 hours to cut, 5 hours to clean up and truck it off site 3 hours to burn @ 30/hr= \$360.

MOTION: Approve clearing and burning of larger wood and brush on Meadow Lots for approximately \$360. Passed.

Snug Harbor:

A bill has been prepared by MISCA for reimbursement for payment of AOS Septic Inspection done on 9-9-19 by Christian.

- Contract Addendum- Jesse Rutter prepared and sent a general draft but needs further information from MISCA before proceeding any further. He is awaiting our reply.
- Rebecca will provide map and Joan will forward all information.
- Kathie reported that shared pump house is in state of disrepair. Rebecca will add to maintenance spreadsheet and we'll discuss with new caretaker.

- Christian reported that the AOS bill should be split between MISCA and Snug owners.

Store:

- Kathie remembered Possible clean-up of store for Spring (put on next months' agenda)

Kathie will reach out to James to ask about Front door Duck opens May 15th.

MICA Building:

- A bill has been prepared by MISCA for reimbursement by MICA condo association for payment of AOS Septic Inspection done on 9-9-19. This was hand delivered to Pam.
- It was noted that the proper way to do this in future is to have the invoice sent directly to the MICA condo association for payment from that fund. Pam suggested that the inspections performed by AOS can be done by Norton (Last name? company?). Joan clarified that it's imperative that Norton be approved by the advance treatment system manufacturer. Pam said she would check with Norton.
- Heater in Black Duck still needs vented- Might be a good combination for plumbing job with Looks.

The Looks:

Ronni and Mia removed and burned remaining debris from Underlook.

Fall Clean-up:

- Chris Smith offered that MISCA can add to the Inn Burn pile the day of burning and will communicate when that is due to weather dependency.
- Put Spring Clean-up on agenda- Need another bin for additional waste.

Fundraising:

Set meeting at March meeting.

New Accountant:

No update. Christian will call Jeanne this month.

Caretaker:

Mott Feibusch has agreed to be the caretaker. MISCA needs to set up an initial meeting to discuss particulars. Rebecca has created a spreadsheet listing all jobs needing done. We will work with him to create a template. Rebecca will email Mott within the next couple days to set up a meeting.

Treasurer:

No update.

Broadband Grant Proposal:

No update. Dan will talk with the coordinator and update us with any new information.

Membership:

Set membership meeting as soon as Mia gets back. Rebecca will email trustees to arrange. Mia has made headway, but this is tabled until she can present information at next meeting.

Possible Grant:

Grant shared by Dan last meeting, not applicable to scale of MISCA.

New Business:

Maine Housing:

Joan called into a meeting with Maine Housing. It was well attended both physically and virtually by many CLT's (community land trusts) throughout Maine. They were made aware of the affordable housing shortage throughout the state and will begin problem solving on how to offer more assistance to smaller communities with this challenge. They will arrange a follow up meeting in six to eight weeks.

Meeting:

The next working meeting of the Trustees will be March 27th, 5:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Joan Brady, Co-President