

## MISCA MEETING

April 9, 2014

Present: Richard Farrell, Marian Chioffi, Matt Weber, Sue Hitchcox, Danik Farrell, Tara Hire, Jeannie Schnell, Lisa Brackett, Judy Weber, Rusty Spear, Nancy.

The minutes from March 2<sup>nd</sup> were accepted as read.

Treasurer Tara Hire reported a checking account balance of \$29,892.24 and a MICA account balance of \$10,948.95. Warrant 003-2014 totaled \$4,051.82. A deposit of \$8,569.34 received in response to the annual appeal was made April 9<sup>th</sup>. Two OBD invoices were received, likely for the MISCA building and Snug Harbor. There is some confusion regarding the reason for the invoice for Snug Harbor – Tara will follow up and report back.

### **New Business:**

#### Quadricentennial:

Marian suggested MISCA consider entering a float in the parade. She also suggests MISCA sponsor a hole in the June 22<sup>nd</sup> mini-golf fundraiser – the Meadow Lots would be a great place to locate the hole.

#### MICA Condominium Association Annual Meeting:

Marian has sent the minutes from this meeting to the MISCA Trustees. Key items for consideration are:

- Charcoal water filtration system – Pam remains concerned about water quality for use in food/beverage service, notwithstanding water testing indicating MBTE levels are below acceptable. This is a topic for further discussion.
- Marian recommends a number of repairs be performed now, including repairing the western peak vent, fixing the latch on the door to the basement, placing heads on the two wells in the yard and fixing the sill under the door to Ray's apartment where there has been water seepage and rot. Jeannie requested the screen doors be installed at the same time.

There was discussion regarding next steps for making these repairs promptly, and also regarding the manner in which MISCA will solicit bids for such jobs to Island carpenters. Richard suggested it would be better to ask carpenters for time/cost estimates, rather than structure the costing process as solicitations for bids. The discussion resulted in two motions:

MOTION: MISCA will hire Lucas to repair the west peak vent and laundry door, and install the screen doors as soon as possible. Passed.

MOTION: Any carpentry job likely to cost over \$500.00 will be made known to Island carpenters with a request for time/cost estimate. Any job under \$500.00 may be given at Trustees' discretion to whoever is available and able to get the job done timely. Passed.

There was further discussion regarding the current accounting of the MICA treasury. Richard requested there be a treasury report more than once a year. He requested a current report to include the amount in the fund, the amount due the fund from unpaid condominium dues and the amount already paid out in bills. Marian will follow up on these figures and will report back by the next MISCA meeting.

#### Treasurer's Position:

The Trustees offered their appreciation to Tara for a whopping 10 years' service as Treasurer. Thank you, Tara!

Jeannie Schnell has agreed to assume the Treasurer's position.

MOTION: MISCA will appoint Jeannie Schnell as Treasurer. Passed.

#### Website:

Matt distributed a print-out of an email communication with Jane Cullen, detailing a potential list of information to be posted on MISCA's new web page, including:

- Home page with "About us" information, drawn largely from the MISCA brochure. This would include MISCA's "bio" and photos of the Island.
- Links to the School, Plantation and Monhegan non-profits (including the Museum, Library and Monhegan Associates).
- Photos of MISCA projects, past, present and future.
- A donation button.
- Regular updates of MISCA activities, summarized from MISCA meeting minutes.

Tara suggested a newsletter distribution function, which among other things could be used in addition to the mailed annual appeal.

Matt will communicate this to Jane, and request a cost estimate for site design as well as ongoing updates/maintenance of the site.

#### The Jacobson House:

There was a follow-up on the refuse bins – these have been shifted to one side. Matt Schweier will be able to remove these next week. Matt Weber has communicated this time frame to Travis and Angela, and this is fine with them.

#### Snug Harbor:

Matt Schweier will take care of ordering additional bins to remove refuse from the Store/Snug Harbor property.

#### Speaker Phone:

Marian reported her research on other speaker phone options for community meetings. It will cost approximately \$500.00 for new speaker phone hardware and accessories. The cost for Zoom is a \$100.00/year subscription fee. The software could be installed easily on the Plantation Office and School computers. Discussion indicated this software is easy to use and

the sound quality from off-site is excellent. Marian will pursue setting up a subscription to Zoom.

#### Facebook:

Tara has entered posts on Monhegan Brewing, the Store opening and Alison's artwork. She requested suggestions of other topics to post – suggestions made included the Snug Harbor and MISCA building septic system installations, the Rope Shed and photos of the Jacobson House.

#### **Old Business:**

##### MISCA Building:

Repair jobs – The repair of the sill under Ray's door was revisited as a job which will exceed the \$500.00 cost threshold and should be put out to Island carpenters with a request for time/cost estimates. Richard will email Island carpenters about this job.

Septic system – Richard reported on the status of easements needed to install this system. MISCA has an easement from Mattie (with no particular route specified); an easement from the Odom's (with the route specified); a permission from Cathy Velleck; and a permission from Lisa (contingent upon her well line being installed at the same time as the septic line). The next step would be to obtain the septic plan from Matt Schweier and Mike Dehling.

There was discussion about obtaining estimates from other installers for this job. Topics revisited included requesting Victor's comment on the long-term availability of his OBD line, getting more information about other septic plan options and clarifying the specifics of the cost discount Matt Schweier obtained for materials for the Snug Harbor septic (which was at least verbally contingent upon Matt's vendor supplying materials as well for the MISCA building septic). Richard will speak to Victor regarding the use lifespan of Victor's OBD line.

MOTION: Matt Weber will obtain, by the next MISCA meeting, cost/time estimates from Matt Schweier and Kole Lord to install the MISCA building septic system using the current plan by Mike Dehling. Passed, with Richard, Matt and Sue in favor, and Marian opposed.

##### The Jacobson House:

Richard reported the Chase's will discuss MISCA's septic easement request at their next family meeting, to take place in the next few months.

##### The Store:

South wall shingling job – Richard has received one estimate for this job, from Lucas. Lucas broke out his estimate by type of shingling material used. "Clears" are the middle grade option and the job estimate using these totals \$2,970.00.

MOTION: MISCA will hire Lucas to shingle the south wall of the Store as soon as he can. Passed.

Back deck replacement –

MOTION: MISCA will put out to Island carpenters a request for time/cost estimate to replace the back deck of the Store.

Tara requested permission to place the shingling of the south wall and replacement of the back deck on Facebook, for fundraising purposes. The Trustees approved these postings.

Property clean-up – The Fire Dept. will not approve a controlled burn at the Store. There was discussion of other options for refuse removal, including coordinating a volunteers' Saturday clean-up event. Matt will coordinate obtaining about six more bins for this.

Rope Shed:

Richard reported on progress to obtain use of the Rope Shed for Store storage:

- Permission from Peter Mallory is granted, contingent upon clean-up in and around the shed.
- Permission from Carol Burdick is granted, contingent upon agreement in three areas leading to execution of a rental agreement. The points for agreement include 1) MISCA will clean up, repair and maintain the Rope Shed and surrounding property, 2) MISCA will obtain expanded property insurance to cover Lisa and her employees' use of the Rope Shed, as well as to indemnify and hold Carol harmless, and 3) MISCA will ensure the Store's use of the Rope Shed will not impinge on its traditional use as a posting place for community information. Carol has asked that MISCA write the rental agreement and pay her attorney's fee for its review and execution.

MOTION: MISCA will get cost estimates for expanded property insurance, and will begin cleanup inside the Rope Shed and on the surrounding property as soon as possible.

Meadow Lots:

Richard reported that the Plantation is in the process of correcting the deed recording error on the Meadow lots, so that MISCA, not the Plantation, is the record owner of the Meadow lots.

Snug Harbor:

Marian reported Dom Turgeon will check and repair as needed the water heater noise when he is here next month.

The meeting was adjourned.

Respectfully submitted,  
Danik Farrell, Secretary