

MISCA MEETING  
August 26, 2015

Present: Marian Chioffi, Matt Weber, Sue Jenkins, Sue Hitchcox, Felicia Dunson, Danik Farrell, Richard Farrell, Doug Boynton, Bob Smith, Penny Smith, Bob Bartels, Judy Gray, Nancy Vogt, Ben Vis, Corlis Carroll, James McDaniel, Pam Rollinger.

**Secretary's Report:**

The minutes of July 21<sup>st</sup> were read.

MOTION: The Trustees accept the minutes of July 21, 2015 as read. Passed.

**Treasurer's Report** as of August 1, 2015:

MISCA account balance:	\$134,383.34
MICA account balance:	\$6,007.12
Main Street account balance:	\$1,250.00
Income:	
Rental income	\$6,150.00
Donations	\$3,091.00
Expenses:	
Warrant 008-2015	\$1,718.17
<b>Net MISCA account balance</b>	<b>\$141,906.17</b>
<b>Net MICA account balance</b>	<b>\$6,507.12</b>
<b>Net Main Street account balance</b>	<b>\$1,500.00</b>

Felicia noted that several donations were made in memory and in honor of Ruth Fallor.

**New Business:**

Monhegan Associates – Housing for Forest Steward:

Judy Gray shared MAI's plan to hire a Forest Steward for trails maintenance and invasives control, with a projected start date of July 2016. The position would be structured as full time for ten months of the year, and the intention is for the position to be ongoing. Judy asked for MISCA's assistance and advice in arranging housing. Given the short lead time, it was suggested MAI seek a winter house for rental. MAI has a committee meeting scheduled August 28<sup>th</sup>; Sue Hitchcox will represent MISCA at this meeting.

Rope Shed:

Ben Vis reported that the volume of refuse in and around the shed is impeding progress on the renovation. He proposed starting on the foundation to keep the work moving prior to trash

removal and because its condition poses a safety hazard. He would remove the refuse himself for \$600.00 if MISCA would take care of the bins and transport to the wharf.

Various options for trash removal were discussed, and it was decided that MISCA would ask MAI for permission to place the trash on their land while MISCA secures a dumpster for removal.

Ben noted he had not received the project deposit, so he will bill for the foundation against the \$6,000.00 deposit amount.

#### Boynton properties – Overlook and Underlook:

Doug Boynton provided an overview of these properties:

- The properties sit on 0.2 acres.
- The \$35,000.00 new septic system is largely on Jim Balano's property – the easement granted for this is deed registered.
- The well was drilled to 150 ft. and water volume is excellent.
- Underlook is on posts. The tenant wraps the base of the house in the winter. Its roof has been spray foamed.
- Overlook's foundation has been spray foamed. Its upper shingles are new.
- Lower shingles on both houses are older but could go another 10-15 years.
- Next maintenance could include work needed on the asphalts on Underlook, and painting and gutters on both.
- Taxes this year were \$2,255.00.
- The appraisal will be done in 10 days. Doug estimates it will be in the \$260K - \$310K range.
- Rents for each house are currently \$400.00/month.
- Doug is flexible on the time frame for the sale, assuming MISCA declares its interest in purchasing.

There was discussion of next steps, to include getting a copy of the appraisal, tax bill and an enlarged survey image from Doug, and to arrange walk-through's of both houses with the tenants. Matt suggested the annual letter in December for a fundraising appeal for this purchase.

#### Auction debrief:

\$12,000.00 was raised by the auction. Review and discussion of the event yielded the following observations:

- It would be good to start earlier in planning for this event next year, as advance advertising might draw in more items for auction.
- Including more lower priced items would enlarge audience participation.
- A limit could be set on the number of items for auction, with overflow items being offered in the silent auction.
- The auction would be an opportunity to solicit new MISCA memberships.
- The annual letter could include an appeal for donors to help match the \$12K amount brought in by the auction.

#### Fundraising:

- The Bruckmann painting raffle has brought in approximately \$1,500.00 in ticket sales thus far.
- Corlis Carroll has offered reproduction of one of her paintings of the Rope Shed as a fundraiser, with partial proceeds minus repro costs to be donated to MISCA.
- Corlis agreed to join the Fundraising Committee.
- Matt will schedule a meeting of the committee for some time in September.

#### **Old Business:**

##### Store/Snug Harbor:

We are awaiting electrical work estimates from Chris Acorn. Marian has listed as priorities moving the breaker box in Snug Harbor and installing extra outlets in the Store.

There has been no response from Island carpenters to requests for estimates on the Store/Snug Harbor work. Marian will resend the requests by regular mail and email. If no carpenter is available to do the work until spring, MISCA will ask Greg if he'd like to do some of the work for hire, to ensure winterization is done in time for the cold season.

##### Jacobson:

A check has been sent to LUPC for the permit application. Travis and Angela have begun some of the renovation work previously approved by the Trustees.

##### MICA Building:

The work on Ray's sill and door frame is underway and should soon be complete. MISCA needs to contact Brent at the Post Office regarding repair of the its door sill. The Laundry is open and going well.

##### Meetings:

The next working meeting of the Trustees is scheduled for Monday, September 21<sup>st</sup> at 5:00 p.m.

The meeting was adjourned.

Respectfully submitted,  
Danik Farrell, Secretary