

MISCA MEETING
March 2, 2014

Present: Richard Farrell, Marian Chioffi, Matt Weber, Helen Prince, Sue Hitchcox, Danik Farrell, Judy Weber, Angela Ianicelli.

The minutes from February 13th were accepted as read.

Old Business:

The Jacobson House:

The lease was signed February 27th.

Angela reported the refrigerator is working and asked when Matt Schweier will be back to move the refuse bins. Matt's return date is unknown at this time – Matt Weber suggested Kole for this job, and Richard agreed this would be fine if Matt Schweier is long delayed.

Snug Harbor:

The lease was signed around February 24th. It will go to a month-to-month agreement after the lease term is up at the end of February, and Tony and Kurt understand this is the case. Marian provided Tony with a MISCA registration form upon request.

Marian reported they had painted the living room, and she reiterated to them that they must get MISCA permission before they paint or make other improvements. Marian approved their painting the ceiling and kitchen. The water heater is making a loud noise when it comes on. Marian will contact Dom to investigate.

Discussion commenced regarding the valuation for setting the sale price on Snug Harbor. MISCA paid \$270,000 for the house, the store and the land, but to set the sale price for the house, information needs to be gathered by the next MISCA meeting to fully inform the discussion. This includes a breakout of the land valuation, to be requested from Lucas; the total billing for work performed on the property from Lucas, Dom, Matt Schweier and Victor; and property budget figures from Tara. Additional expenditures for repairs needed prior to sale of the house include roof work, wiring, replacement of windows and sills, and installation of insulation.

The Store:

Richard has requested bids for the store shingling job be returned by March 4th. Parties contacted to submit bids included Victor, Doug, Ben, Lucas and Chris.

MISCA Building:

Post Office painting – Ronnie is interested in this job, but Jeannie wants to delay it until March.

MOTION: MISCA will hire Ronnie Short to paint the Post Office. Ronnie will coordinate with Jeannie re: timing and color. Passed.

Septic system – The plan of action for this job is yet to be confirmed but must happen soon, as the state deadline for completion is thought to be by the end of this year. This job is on Matt Schweier's list for 2014. Richard reiterated that there is currently no agreed-upon plan for the placement of the line. Matt has objected to the line as placed in the septic plan due to sandy soil, the possible need for blasting and digging, concerns about freezing, and uncertainty regarding the long-term availability of Victor's overboard discharge line. An above-ground tank system is another option, though an expensive one. Matt Weber suggested another consideration is the long-term availability of the septic system installer for future repair and maintenance of the system. This discussion will be continued at the next meeting after MISCA's financial status has been updated.

MISCA website:

The URL domain expired within the last few weeks. Donna has offered to post MISCA information on her website, www.monhegan.info. Matt will ask Jane Cullen if she is interested and available to set up and maintain MISCA's website, and what her fee would be for this service.

New Business:

Treasurer's Post:

Tara's resignation as Treasurer will be effective the end of April. Discussion ensued regarding raising the salary for this position, which has paid \$600.00 per year.

MOTION: MISCA will raise the Treasurer's salary to \$1,200.00 per year. Passed.

Marian will post a notice of this vacancy and the position's salary in the Post Office. Interested parties may contact Richard for details.

Treasurer's budget spreadsheets:

Tara's budget spreadsheets detailing the operating income and expenses per each MISCA property have been emailed to the Trustees for review.

Speaker Phone:

Off-site participants in community meetings held on the Island have had great difficulty hearing the discussions with the current speaker phone. Marian suggested MISCA consider spending approximately \$500.00 to purchase a speaker phone with moveable speakers for community-wide use. Adobe Connect and Zoom are other options to consider. Marian will research options and report back.

Next meeting:

The next MISCA meeting is scheduled for Tuesday, April 8th.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary