

MISCA MEETING

June 21, 2015

Present: Marian Chioffi, Matt Weber, Ronnie Short, Sue Jenkins, Felicia Dunson, Danik Farrell, Richard Farrell, Anglea Ianicelli.

The minutes from May 27th were read. Matt requested deferring acceptance of the minutes until the Trustees' could read a hard copy.

Treasurer's Report as of June 1, 2015:

MISCA account balance:	\$130,276.14
MICA account balance:	\$5,507.12
Main Street account balance:	\$500.00*
Income:	
Rental income	\$1,975.00
Donations	\$3,395.00
Expenses:	
Warrant 006-2015	\$2,555.69
Net MISCA account balance	\$133,643.92
Net MICA account balance	\$5,687.65
Net Main Street account balance	\$516.00

*The starting account balance for Main Street should be \$1,000.00. Automatic transfers into this account had inadvertently not been made. Marian will correct this with CNB, with automatic transfers set to resume June 23rd.

Discussion later in this meeting about purchase of the Laundry equipment (see below under Old Business) resulted in a motion to amend Warrant 006-2015:

Amended Warrant 006-2015	\$6,055.69
Amended Net MISCA account balance	\$129,590.45

Old Business:

MICA Building:

Cost estimates for electrical work at the MICA building and Store from Chris Acorn are anticipated in shortly.

Jacobson:

Marian redrafted the lease to change the rental amount (Section 40), and the amount of rent to be credited to the purchase price (Section 17), per the motion passed May 27th.

Angela has been working on MISCA's behalf on the LUPC permit application for the addition to the house. Marian will follow up with Angela tomorrow regarding additional items needed to complete the application, including a copy of the deed to MISCA, officer signatures and a check for the application fee. Obtaining the easement from the Chase family for the septic system is in process.

Snug Harbor:

First round priorities were agreed upon for the work to be done at Snug Harbor this fall. These repairs include:

- Sills and accompanying posts on the north and east sides.
- Chimney leak.
- Leak where the porch meets the house.
- Placing flashing along the edge of the roof and replacing the wooden gutters with plastic ones.
- Installing plywood and blueboard along the base of the building.

The next priority after the above repairs are made will be to replace the east windows. Marian will send a request for cost estimate for the east windows to Island carpenters to include Victor, Lucas, Ben, Doug, Chris Rollins and Mott Fribush.

Store:

The LUPC permit for enclosing the back deck on the Store is in hand. A request for cost estimate will be sent to the above listed Island carpenters for the following:

- Enclose the back deck following the roof line.
- Install a double door on the north side and half-attic to be accessed by a ladder.
- Install a skylight, outlet and light.

Ronnie will contact Joan Brady to see if she is available to do the plantings around the Store, for which \$300.00 of donations have been allocated.

Rope Shed:

Marian will be in touch with Carol Burdick and Peter Mallery regarding use of the Shed, including using part of it for MISCA deed and document storage.

Two bins will be ordered for clearing of refuse around and under the shed. Volunteers will be invited to assist with the clean-up on a date to be determined.

MOTION: MISCA will contract Ben Vis to make repairs to the Rope Shed including repair/replacement of the footers, center beam, peak window, roof and door; installation of a dividing wall and window; re-siding; and painting the trim. Passed.

Meadow Lots:

Marian had the corrective deed notarized by Michael Brassard, and she has delivered it to the Plantation to record.

Laundry:

Matt Weber followed up with Matt Schweier regarding MISCA purchasing the equipment. The cost for all the equipment, including the change machine, is \$3,500.00. Matt Schweier will provide assistance as he is able with the transition.

There was discussion regarding setting up a rent-to-own arrangement with a new proprietor. The monthly rental amount could be set to include the laundry rental plus an amount to be credited toward the purchase of the equipment/change machine. The dryer will need to be reconfigured so the cost per load may be adjusted as needed; Ronnie will contact Matt Schweier about how this may be accomplished.

Two parties have expressed an interest in taking over the laundry. Matt Weber will contact the first of these to communicate the rent-to-own plan under discussion.

MOTION: MISCA will amend Warrant 006-2015 to add \$3,500.00 for the purchase of the Laundry equipment and change machine from Casket Rock, Inc. Passed.

Committees:

In anticipation of the Annual Meeting, Matt will email the Nominating Committee to request their nominations for the two Trustees' positions up for vote this year.

Fundraising:

Heather Wasklewicz has offered to put a MISCA press release into social media distribution; Sue Jenkins will draft this release for Trustee review. Heather has also suggested targeted marketing such as that done on Facebook would be a fruitful means of fundraising for low cost. There was discussion of hiring Heather to maintain MISCA's Facebook page and perform other similar social media outreach and fundraising activities.

MOTION: MISCA will contact Heather Wasklewicz to determine the scope of fundraising activity she could provide for \$100.00 to \$200.00 per month. Passed.

MISCA would like to extend a formal and very heartfelt thank you to Tara Hire for starting and maintaining the Facebook page thus far.

Sue Hitchcox has the raffle tickets for the Frank Bruckmann painting in hand and reports the Membership Committee is working on the mailing for the Annual Meeting.

Marian reported that the Mini-Golf fundraiser brought in \$850.00.

New Business:

Ballfield Rehab Proposal:

Matt proposed joining Monhegan Associates in their proposed rehab of the ballfield. This could include resurfacing the grass area with dirt, and installing a small backstop and set of bleachers. Matt will check to see if there might be a possible tax break for suppliers willing to donate materials.

Investment Strategy:

Marian will contact Charlie White from Camden National Bank and invite him to come to the August Trustees' meeting to discuss possible investment instruments.

Meetings:

The Annual Meeting is July 21st at 7:00 p.m.

The next working meeting of the Trustees will follow immediately upon conclusion of the Annual Meeting.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary