

MISCA MEETING
February 22, 2016

Present: Marian Chioffi, Matt Weber, Sue Jenkins, Sue Hitchcox, Ronnie Short, Felicia Dunson, Danik Farrell, Richard Farrell, Chris Rollins, Tara Hire, Angela Iannicelli, Travis Dow, Pam Rollinger, Heather Wasklewicz.

Secretary's Report:

The minutes from January 14th were amended to read as follows. Amended text is in bold:

Snug Harbor: "The gasket on the stove is not sealing properly – **Marian will ask Lucas if he would take a look at this.**"

Jacobson closing: Reference to the "amount due at closing" was amended to specify "**amount due to MISCA at closing**".

MOTION: The Trustees accept the minutes of January 14, 2016 as amended. Passed.

Treasurer's Report as of January 31, 2016:

MISCA account balance:	\$115,108.72
MICA account balance:	\$3,715.19
Main Street account balance:	\$2,388.50
Buy-Back CD account balance:	\$10,500.00
Income:	
Rental income	\$1,750.00
Donations	\$2,810.05
Expenses:	
Warrant 002-2016	\$13,921.05
Net MISCA account balance	\$104,932.67
Net MICA account balance	\$4,215.99
Net Main Street account balance	\$2,638.50
Net Buy-Back CD account balance	\$11,000.00

Marian reported she used the debit card to pay \$400.00 for the Rankin's bill to get the early payment discount.

MOTION: The Trustees approve Warrant 002-2016 in the amount of \$13,921.05. Passed.

Old Business:

Store:

The upper right hinge on the Rope Shed appears to be cracked and should be reviewed for repair. The addition of spike anchors would help to keep the door closed in high wind.

To preserve the condition of the new shingling, Matt will attach some strapping to the front of the shed for the use of those who have typically posted signs using screws. Marian will contact those parties who have used screws on the shed in the past to request they use the strapping for this purpose.

Snug Harbor:

The invoice from Monhegan Boat Line for the coal stove repair is outstanding. There was agreement that MISCA will pay this invoice, and Marian will follow up with Greg regarding reimbursement for this.

MOTION: MISCA will amend Warrant 002-2016 to add \$110.44 to pay the Monhegan Boat Line invoice for repair of the Snug Harbor coal stove. This will result in an amended warrant total of \$14,031.49. Passed.

Jacobson:

Chase Easement:

The Chase family has expressed concern on several points regarding the draft easement. MISCA's response to these points will include:

- Reducing the term of the easement from 30 years to 10 years.
- Proposing that in the event a failure of the septic system is suspected, MISCA will hire a plumber to inspect the system and confirm whether or not failure has occurred.
- Proposing that should the system fail, Angela and Travis would have 18 months to replace it with a new system.

Closing:

The closing on Jacobson is scheduled for February 29, 2016.

MISCA Building:

The back door is still whistling. Matt will follow up on this with Victor.

Monhegan Boat Line can bring out a bin any time for removal of the refuse under the Post Office and the empty kerosene tank. Matt suggested this be done after the next propane run.

Pam and Barbara are drafting a list of requested repairs and improvements, which they will send to the Trustees. One item is a request to install separate meters for the Black Duck and Pam's apartment. Marian will email Chris Smith to ask what would be involved to achieve this.

Laundry:

No update.

Boynton properties – Overlook and Underlook:

MISCA will proceed with the Purchase & Sale Agreement after the Jacobson closing.

Fundraising:

- Pam has contacted Kevin Beers regarding the donation of a painting for the raffle in 2016. Kevin has proposed creating a new painting. Pam will let Kevin know MISCA will be pleased with either an existing painting or a new one, but that it's needed by May 31st for the raffle announcement.
- Matt will schedule a meeting of the Fundraising Committee.

New Business:

Outreach Coordination:

Numerous aspects of outreach coordination were discussed:

- Grant research – Heather queried what criteria or special instructions MISCA has for grant use. Matt would like a list of pertinent grants that are available. Richard suggested MISCA determine specific uses for grant money and have that drive the search. These might include grants targeted at new construction of affordable green housing and also house rehabilitation.
- PayPal – The PayPal “donate” button is now on the FaceBook page. Heather will look into why people who click on that button are not following through to donate. Matt asked if membership dues may be paid using this donate button.
- Website – Heather suggested adding more photo imagery of MISCA properties and stories of resident and owner experiences to the website. She will contact Matt to start developing call to action copy for the site.
- MISCA logo – Heather obtained a quote of \$200.00 for creation of a vector file of the logo. She will go back to the graphic artist and ask if they might consider doing this for MISCA pro bono.
- Shared Calendar – Heather will be the point person for contributing MISCA events to the shared Monhegan event calendar on line. Clare Durst is the contact for this calendar, and Heather will be in touch with her to get MISCA events posted.
- E-newsletter – There was discussion of starting a quarterly MISCA e-newsletter, possibly starting mid-April. Preliminary work will involve confirming whether potential recipients wish to receive a newsletter before their addresses are added to the newsletter contact list. Heather will post on FaceBook to query interest among FB users as well.

Winter house rentals:

There was discussion of contacting owners of summer houses to see if they would be interested in partnering with MISCA to make those homes livable during the winter. Such an arrangement might include MISCA paying to rehab a house in exchange for its availability for rent by an existing or aspiring winter resident.

MISCA Registration Form:

The Trustees are processing Kathie Iannicelli's MISCA Registration Form.

Meeting:

The next working meeting of the Trustees is scheduled for Friday, March 25th at 5:00 p.m. at the Library.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary