

MISCA MEETING OF TRUSTEES

August 28th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Christian Dederer, Danik Farrell, Richard Farrell, Mia Boynton, Pam Rollinger, Matt Weber, Dan DeBord, Corlis Carroll, Carley Feibusch

Secretary's Report:

The minutes of July 23rd were amended to read as follows. Amended text is in bold.

General Liability Insurance:

The inspector suggested MISCA install blanks for missing breakers at Underlook's panel, have fire extinguishers at Underlook, **install a railing on the Underlook stairs**, and have exit signs at the store.

MOTION: The trustees accept the minutes of July 23rd, 2019 as amended. Passed.

Treasurer's Report as of July 31st, 2019:

MISCA account balance:	\$153,587.05
MICA account balance:	\$14,039.72
Main Street account balance:	\$6,271.09
Buy-Back CD account balance:	\$32,054.58
Monhegan Ave. account balance:	\$7,094.70
New Project CD account balance:	\$15,046.82

Income:

Rental Income:	\$2,007.00
Membership Dues:	\$300.00
Donation:	\$687.00
Fundraiser:	\$16,636.66
Misc. (Lob. Bake)	\$210.00
Total:	\$19,839.66

Expenses:

Warrant 08-2019	\$8,118.26
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Net MISCA account balance:	\$165,698.75
Net MICA account balance:	\$14,149.42
Net Main Street account balance:	\$6,521.09
Net Buy-Back CD account balance:	\$32,554.58
Net Monhegan Ave account balance:	\$7,344.70
Net New Project CD account balance:	\$15,046.82

Old Business:

Meadow Lots:

The water company has pumped approximately 16,000 gallons from the well. Everything seems to be going well and so far there have been no issues with neighboring wells. Kathie asked for a copy of the water test for MISCA's records.

Snug Harbor:

No update on the contract addendum.

Snug Harbor and Store Septic:

AOS inspection has been scheduled. There was much discussion on the cost of the inspection and the possibility that another company MISCA already uses could do the inspection for an additional fee.

Store:

Chris Rollins moved the propane platforms and tanks to their proper place.

MISCA is still waiting for an estimate from Chris to do the loading dock.

MICA Building:

Black Duck has a temporary lease that needs to be renewed.

Norton is working on an easy solution to make the septic system in compliance with new waste water rules from the DEP.

The condo association is in the process of buying new cistern tanks since the lining of the current one keeps ripping and is open on top.

The back door of Black Duck has been repaired but will be monitored during the winter to see if it needs more work.

The Looks:

Nancy has all new windows downstairs and new hand cranks for the windows upstairs. Kathie is trying to connect with a plumber to replace the hot water heaters.

Underlook has a new door and windows.

Mia mentioned that Nancy was concerned about the debris left over from the work. It was noted that this was MISCA's responsibility and that a dumpster should be ordered soon.

Fundraising:

The auction was a great success and raised approximately \$15,700.

Thanks to Ronni and Mia for putting on a second dance that raised \$435.

New Accountant:

Christian is still working on the paperwork for Gene.

General Liability Insurance:

All required work, except for the railing at Underlook, has been completed.

Caretaker:

The trustees will discuss the job requirements and what sort of compensation is involved for this position.

Treasurer:

No one has shown interest in this position yet. Joan will research a bookkeeper inshore and Carley will post the job on the rope shed and on social media.

MISCA Article:

A reporter from Lincoln County News came to interview Joan, Rebecca, and Carley about MISCA. The article should be in next week's paper.

New Business:

Registration Form:

The registration form could use some updating or clarifications. The trustees will look over the form and discuss possible edits or changes.

Building Lot Cost:

There was a question on how much the buildings rights are for the meadow lots. It was noted that there is a formula based on Lincoln county housing prices. Carley will look in the rope shed for the most recent for sale info.

Additional Rental Space:

There was much discussion on the possibility of an additional rental space in the MICA building. The trustees stated they were not interested in pursuing the space at this time. It was noted that subletting may violate the condo association contract.

Taxes:

There was a question about the recent tax revaluation and how that affects MISCA homes. It was noted that when MISCA formed they did not want to create two categories of people by having a lower tax rate.

Broadband Grant Proposal:

Dan is interested in pursuing a grant from the Maine Community Foundation to expand affordable access to broadband. The deadline is October 15th. There was much discussion about MISCA's role in this grant. Dan will email the trustees an explanation of his proposal and what work would be involved for MISCA.

Meeting:

The next working meeting of the Trustees will be September 23rd, 5:30pm at the School.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary