

MISCA MEETING
October 27, 2015

Present: Marian Chioffi, Matt Weber, Sue Jenkins, Sue Hitchcox, Felicia Dunson, Danik Farrell, Richard Farrell, Pam Rollinger, Barbara Hitchcock, Billy Boynton.

Secretary's Report:

The minutes of September 23rd were read.

MOTION: The Trustees accept the minutes of September 23, 2015 as read. Passed.

Treasurer's Report as of September 30, 2015:

MISCA account balance:	\$143,742.68
MICA account balance:	\$3,493.15
Main Street account balance:	\$1,388.50
Income:	
Rental income	\$3,150.00
Donations	\$2,925.00
Expenses:	
Warrant 010-2015	\$21,036.03
Net MISCA account balance	\$129,802.53
Net MICA account balance	\$2,972.27
Net Main Street account balance	\$1,638.50

Felicia will follow up by the next meeting with corrections needed to the July and August Treasurer's Reports.

Old Business:

Store:

No carpentry estimates have been received for the work to be done at the Store. Marian will resend the request for estimate to Island carpenters by email and regular mail.

Snug Harbor:

The coal stove has been repaired and is back in Snug Harbor. Greg has agreed to pay the bill for this repair. He has also brought materials out to winterize the back of the house.

Jacobson:

Travis and Angela are making good progress on the approved renovations and have invited the Trustees to visit and review the work. They hope to purchase the house in February, subsequent to the sale of Kathie's house.

Chase Easement:

No update to report at this time. Marian will check on the status of the recording for this easement.

MISCA Building:

Marian will check in with Victor to ensure the back door is fixed by the end of October. A lockset will need to be installed. Pam noted that some construction refuse left under the Post Office door needs to be cleaned out.

Laundry:

Matt will contact Nancy regarding the winter arrangements for ensuring the cistern is filled from the well.

Fundraising:

No updates to report at this time.

Boynton properties – Overlook and Underlook:

Marian has been in touch with Pam Keniston at Camden National Bank and is collecting the financial documents necessary to proceed with a prospective purchase of Overlook and Underlook. Marian will confirm Doug is in agreement with selling at the appraised value of \$255,000.00.

Sue Hitchcox suggested Victor be engaged to review the houses for any needed repairs and to provide a prioritized list of these repairs. It would be good to get a cost estimate for reroofing Underlook. These cost estimates would be added in to the total project cost.

Matt will be in touch with possible donors to support this purchase.

New Business:

Annual Membership Letter:

Sue Hitchcox noted that stationery and supplies will need to be purchased for this mailing.

Outreach Coordinator:

Sue Hitchcox suggested searching for grants could be another project for a prospective Outreach Coordinator. Sue will start an email discussion among the Trustees to draft a job description for this position.

MISCA Building:

Pam reported there is a new leak around the chimney and that a number of roof shingles need to be replaced.

Fundraising:

Richard reiterated that money needs to be set aside on a regular basis in anticipation of future repurchases of MISCA homes. He recommended \$10,000.00 as the minimum amount to be placed in an interest-bearing account and that this be added to on a regular basis. Barbara suggested setting a date certain to create this account.

There was discussion of exploring investment strategies with Charlie White, an investment broker with Camden National Bank.

Meeting:

The next working meeting of the Trustees is scheduled for Monday, November 23rd at 5:00 p.m. at the Library. This will be noticed by email as well as by the usual signage at the Black Duck and the Store.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary