

MISCA MEETING

June 19, 2014

Present: Richard Farrell, Marian Chioffi, Matt Weber, Danik Farrell, Penny Smith, Bob Smith, Bob Bartels, Ronnie Short, Abby Jenkins, Peter Guerin, Pam Rollinger.

The minutes from May 19, 2014 are amended to correct the scheduled date for the June meeting from the 16th to the 19th.

The minutes from May 19, 2014 are amended to read that Lisa is looking into the possibility of paying for spray foam insulation under the Store, not that she has committed as yet to paying for it.

Marian reported a checking account balance of \$26,979.68 and a MICA account balance of \$8,580.95. Warrant 004-2014 need to be corrected to total \$11,491.78, as the J. Edward Knight bill came in at \$2,808.30, not \$2,808.00.

MOTION: MISCA will accept an amendment to Warrant 004-2014 to total \$11,491.78. Passed.

Warant 005-2014 totaled \$1,258.17.

Old Business:

Helen Prince has resigned from her position as a Trustee of MISCA. The Trustees and community are very grateful to Helen for the time and care she has devoted to MISCA and to perpetuating a sustainable community on Monhegan.

MISCA Building:

Septic – Richard, Marian and Matt met with Matt Schweier and Mike Deyling and confirmed that water usage under the new septic system will not differ markedly from current usage. Their ballpark estimate for completion of the Snug Harbor septic job and installation of the MISCA building system is \$25,000.00, though this could be less. A firmer ETA on completion and the estimate are expected by the next Trustees' meeting.

DEP water filters – Pam has requested that MISCA retain the water filters, which DEP will otherwise remove this summer, as MBTE levels have tested as below the acceptable level. If these are retained, DEP would charge \$2,000.00 to come out to recharge the filters. It would cost \$400.00 for MICA to take the filters inshore for the same maintenance, on a schedule of one at a time every four years, and Pam has volunteered to do this. Pam will request a quote from Norton's Water to confirm costs and will report back at the next meeting.

The Store:

Shingling the south wall – Lucas will proceed with this job as soon as he can.

Deck replacement – The deck replacement is being funded by a dedicated donation from an anonymous donor. There was discussion of construction considerations. Per Richard, the deck will need to be smaller than originally planned so as not to cover the septic hatch – a 7-foot,

rather than 9-foot deck would work, and he will request a revised estimate from Chris reflecting this change. Per Marian, the concrete footers cannot be poured over electrical conduit. Lisa might like to enclose the deck, at her cost, to create storage space. MISCA would first need to confirm with LUPC whether adding a shed requires an application from MISCA.

Spray foam – Lisa will not spray foam under the store as the cost estimate received was higher than expected.

Clean-up – Lisa has paid to have four bins filled and transported to the wharf. The other two bins are still out, and Matt will follow up to locate these so MISCA can fill and remove them from the property. The last two bins will be a MISCA cost.

Insurance – Marian will follow up with Lisa regarding the update to her insurance to add MISCA as additional insured and to add dog liability. Pam will follow up to confirm her insurance at the Black Duck is updated likewise.

Rope Shed:

Richard has met with Carol Burdick three times regarding the rental agreement, which David Soul will need to review. We are awaiting a letter from Carol confirming this review.

Clean-up around the shed will be tabled until the letter from Carol is in and the funds available. Performing this clean-up in the off season would provide an employment opportunity.

Snug Harbor:

Weatherization on the house was performed by the Island Institute program last year, so was not repeated when the weatherization team was here in June.

June 20th is the deadline for the current tenant to vacate the house. Greg Rollins is interested in renting the house as soon as possible. Marian will visit to check the house's condition – it will need to be cleaned and a walk-through performed by the Trustees prior to re-rental.

Website:

Jane Cullen has done some preliminary work on the new site design. Her quote for the job is \$975.00, with a deposit of \$600.00. She will hold on further work until the Trustees meet to authorize the cost.

MOTION: MISCA will pay Jane Cullen the \$600.00 deposit to redesign the Website. Passed.

Fundraising:

Pam reported Donna Cundy will donate a framed drawing to raffle this summer. There was discussion regarding other potential artist donors for subsequent raffles. Matt and Pam will continue to work on this and report back as the project develops.

Annual Meeting Mailing:

Jes Stevens has sent an email to the Trustees regarding the mailing activities preparatory to the annual meeting. Richard will follow up with Jes to confirm the mailing deadline.

New Business:

Island Houses for sale:

There was discussion of Island properties currently listed for sale. MISCA can potentially offer the Meadow lots and Snug Harbor, as stipulated by the process detailed in the by-laws.

Next meeting:

The Annual Trustees' meeting will be held on Tuesday, July 22nd at 7:00 p.m. This will be followed by a working Trustees' meeting.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary