

MISCA MEETING  
April 11, 2016

Present: Marian Chioffi, Matt Weber, Sue Jenkins, Ronnie Short, Felicia Dunson, Danik Farrell, Nancy Vogt, Angela Iannicelli, Barbara Hitchcock, Pam Rollinger, Billy Boynton, Heather Wasklewicz.

**Secretary's Report:**

The minutes from February 22<sup>nd</sup> were amended to read as follows. Amended text is in bold:

Chase Easement:

The Chase family has expressed concern on several points regarding the **draft** easement.

MISCA building:

...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.

MOTION: The Trustees accept the minutes of February 22, 2016 as amended. Passed.

**Warrant Amendment:**

Two items need to be added to Warrant 002-2016: final payment to Chris Rollins for the store room at the Store (\$2,450.00) and cost of repair to the Snug Harbor coal stove (\$114.75).

MOTION: The Trustees will amend Warrant 002-2016 to add final payment to Chris Rollins for the store room at the Store and cost of repair to the Snug Harbor coal stove, for the amended warrant total of \$16,485.80. Passed.

**Treasurer's Report** as of February 29, 2016:

MISCA account balance:	\$96,136.59
MICA account balance:	\$4,215.99
Main Street account balance:	\$2,638.50
Buy-Back CD account balance:	\$11,000.00

Income:

Rental income	\$2,350.00
Donations & Dues	\$450.00

Expenses:

Warrant 003-2016	\$35,162.95
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<b>Net MISCA account balance</b>	<b>\$63,793.64</b>
<b>Net MICA account balance</b>	<b>\$4,715.99</b>
<b>Net Main Street account balance</b>	<b>\$2,885.50</b>
<b>Net Buy-Back CD account balance</b>	<b>\$11,500.00</b>

MOTION: The Trustees approve Warrant 003-2016 in the amount of \$35,162.95. Passed.

### **Old Business:**

#### Jacobson:

Closing: The Trustees voted by email to pay off MISCA's loan in the amount of \$277,556.00 on the day of the closing on Jacobson.

The sale of Jacobson to Angela Ianicelli, Travis Dow and Kathie Iannicelli was made final on March 1, 2016.

Chase Easement: The Chase family wants to stipulate that the components of the existing septic system be removed in the event of system failure or at such time that Angela and Travis install a new system. Angela noted there is some confusion regarding where the existing septic system components are located and expressed concern over the potential cost of such removal.

After some discussion, it was clarified that:

- If the current septic system fails, or in ten years, Angela and Travis will install a new septic system at their expense.
- MISCA will pay for the cost of removing the existing septic system components from the Chase and Jacobson properties.
- The Trustees will draft a commemorative letter of this clarification and will send this to Angela and Travis to review and sign.

MOTION: When the existing Jacobson septic system is decommissioned, due to system failure and/or installation of a new system by Angela and Travis, MISCA will pay for the removal of the existing septic system components from the Chase and Jacobson properties. Passed.

#### Store:

No update.

#### Snug Harbor:

No update.

#### Laundry:

No update. This item may be removed from the future meeting agenda.

#### MISCA Building:

Pam and Barbara have drafted a list of requested repairs and improvements:

- Water Heater – Currently there is one water heater which serves both the Black Duck and the apartment. Pam would like separate water heaters for each and would like this done by May. This is her top priority item.
- Revisiting past repair of the cast iron standpipe.
- Repair of the whistling door.
- Replacing the timing switch on the deep well pump.

- Creating separate electric meters for the Black Duck and the apartment.
- Replacing panelling.

The Trustees agreed to doing the installation of the separate hot water heater by May and will put all other items on the above list out to bid in September.

MOTION: MISCA will hire Dom Turgeon to install a separate tank hot water heater and its gas lines for the Black Duck by May. Passed.

Boynton properties – Overlook and Underlook:

MISCA has received a draft Purchase & Sale Agreement from its attorney. Marian will review this and provide it to Doug for his review.

Matt will see if Victor can do a review and estimate of needed repairs on the properties in the next two weeks. If time does not permit this for Victor, the same request will go to Lucas.

**New Business:**

Trustee resignation:

Sue Hitchcox has resigned. The Trustees have asked Nancy Vogt to serve as interim Trustee for the remainder of Sue's term and she has agreed. She will assume leadership on the membership list maintenance and Ronnie will assist. Heather will send Nancy the membership list from Filemaker Pro on a thumb drive.

MOTION: MISCA appoints Nancy Vogt as interim Trustee. Passed.

Nominations:

Nominations are needed for replacements in the positions of Trustee (replacing Matt) and Secretary.

Property Insurance:

J. Edward Knight has queried whether MISCA has insurance on the land for all MISCA properties. Marian will follow up on this matter with MISCA's attorney, Patrick Mellor.

Rope Shed usage:

Monhegan Associates (MAI) have inquired about using space in the Rope Shed as an office for their new forest steward. The shed is not insured for use as an office, there is no electrical or Internet connection and the space would not be appropriate as a meeting or consultation space. For these reasons, MISCA has suggested MAI consider the north fire barn as a location for office space for the steward.

Murdock properties:

John and Winnie Murdock are placing two properties for sale: Fish & Main and the house which was their former residence (which comprises two lots, one with the house and one which may be buildable).

There was discussion of the costs involved in purchasing one or both properties, the septic system limitations at Fish & Main and the cost of developing the second lot at the house. It was

generally agreed that developing the Meadow lots would be preferable to purchasing either Fish & Main or the house. A first step toward developing the Meadow lots would be obtaining a septic plan.

MOTION: MISCA will engage Al Frick to do a septic plan for the Meadow lots. Passed.

Matt will call Victor to arrange this with Al Frick.

Fundraising:

Heather has requested more events and details to post on the website. Currently on the website's event page are the Lobster Bake, Lip Sync and Painting Auction.

The MISCA newsletter was launched 4/1 and has had 62 signups. Heather is monitoring signups from the Facebook page and the gmail account.

Megan McConagha has created a vector file of the MISCA logo and will receive in exchange two growlers from Monhegan Brewing Company. Thank you Megan and MBC!

Pam is continuing to work with Kevin Beers to finalize by May the painting he is donating for auction.

Meeting:

The next working meeting of the Trustees is scheduled for Thursday, April 28<sup>th</sup> at 5:00 p.m. at the Library.

The meeting was adjourned.

Respectfully submitted,  
Danik Farrell, Secretary