

MISCA MEETING OF TRUSTEES

June 1st, 2022

Present via Zoom: Joan Brady- President, Mia Boynton- Vice President, Wendy Pendleton- Trustee, Mary Weber- Trustee, Ben Vis- Trustee, Carley Feibusch, Danik and Richard Farrell, Angela Iannicelli

Secretary's Report:

The minutes of April 27th were read.

MOTION: The trustees accept the minutes of April 27th, 2022 as read. Passed.

Treasurer's Report as of May 1st:

MISCA account balance:	\$394,636.88
MCRF account balance:	\$35,715.75
MICA account balance:	\$18,137.30
Main Street account balance:	\$10,518.96
Monhegan Ave. account balance:	\$9,672.19
Buy-Back CD account balance:	\$40,862.00
New Project CD account balance:	\$15,188.75

Income:

Rental Income:	\$3,217.40
Membership (Check):	\$25.00
General Donations (Check):	\$5,060.00
PayPal (Donations):	\$25.00
PayPal Fees:	-\$1.21
<i>Total:</i>	<i>\$8,326.19</i>

Expenses:

Warrant 05-2022	\$82,288.86
-----------------	-------------

Net MISCA account balance:	\$325,667.68
Net MCRF account balance:	\$34,715.75
Net MICA account balance:	\$14,972.70
Net Main Street account balance:	\$10,606.24
Net Monhegan Ave account balance:	\$8,756.04
Net Buy-Back CD account balance:	\$74,814.78
Net New Project CD account balance:	\$15,188.75

Old Business:

Meadow Lots:

The final inspection for the septic still needs to take place. It was recommended to keep the area mowed to prevent any large plants taking hold in the septic system.

MOTION: Ask Travis Dow to mow the drain field at the meadow lots until further notice. Passed.

Joan will reach out to Travis and will also follow up with the attorney about the building rights agreement.

Store:

No update.

MICA Building:

The new door has been installed at the Black Duck. The floor still needs to be addressed.

Michael and Eric have been working on the propane for the laundry. The septic will be pumped tomorrow.

The interior of the post office has been painted.

The Looks:

The east wall of overlook has signs of rot and looks like the whole wall needs to be replaced before winter.

No update on the leech field issue.

Fundraising:

Kathie suggested raffling off one painting rather than doing an auction. Wendy suggested using an online auction house. The trustees will discuss further and be in touch with FOMVFD about the possibilities of a joint endeavor.

The assessors talked about the Amazon film at their last meeting. They had some questions from Amazon that were answered.

MOTION: Accept the proposed donation from Amazon for filming. Passed.

MISCA Community Relief Fund:

One applicant this month in the amount of \$1,000.

Ground Lease review:

The trustees formalized agreements that were made in meetings but never documented.

Jacobson: Solar agreement was made in 2017 but was not formalized until now.

Building cap was formalized as well.

Snug Harbor: Property taxes were straightened out between the store and snug harbor.

New land use agreement between owners and store. A new agreement needs to be made if there is a change in ownership.

MICA Building: Lawyer said the ground lease is not what condos use. Pam and ray and Mary are discussing an alternative, potentially an agreed upon map that gets attached to the condo agreement.

Moving forward there should be a review of ground leases every year.

New Business:Store Survey:

There was discussion about how much of the rope shed property MISCA owns and if that could help with store renovation possibilities. Carley will look into this further.

Meeting:

The next meeting of the trustees will be June 24th at 5:30pm.

Respectfully submitted,

Carley Feibusch, Secretary