

## MISCA MEETING OF TRUSTEES

March 26<sup>th</sup>, 2021

Present via Zoom: Melissa Dudek, Tobey Levine, Sue Jenkins, Kathie Iannicelli, Richard Farrell, Maura Conley, Joan Brady, Rebecca FitzPatrick, Mia Boynton, Danik Farrell, Jim Buccheri, Dan DeBord, Mary Weber

### Secretary's Report:

The minutes of February 27<sup>th</sup> were amended to read as follows, the amended text is in bold:

#### Treasurer's Report as of **February 1<sup>st</sup>**:

MOTION: The trustees accept the minutes of February 27<sup>th</sup>, 2021 as amended. Passed.

### Treasurer's Report as of March 1<sup>st</sup>:

MISCA account balance:	\$199,268.92
MCRF account balance:	\$42,732.30
MICA account balance:	\$21,403.84
Main Street account balance:	\$11,480.09
Buy-Back CD account balance:	\$35,822.34
Monhegan Ave. account balance:	\$9,488.16
New Project CD account balance:	\$15,160.28
MCF Grant account balance:	\$6,002.01

#### Income:

General Donations:	\$10,000.00
Rental Income:	\$1,914.00
<b>Total:</b>	<b>\$11,914.00</b>

#### Expenses:

Warrant 03-2021	\$4,466.37
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<b>Net MISCA account balance:</b>	<b>\$207,089.45</b>
<b>Net MCRF account balance:</b>	<b>\$42,359.40</b>
<b>Net MICA account balance:</b>	<b>\$21,903.84</b>
<b>Net Main Street account balance:</b>	<b>\$11,730.09</b>
<b>Net Buy-Back CD account balance:</b>	<b>\$36,322.34</b>
<b>Net Monhegan Ave account balance:</b>	<b>\$9,738.16</b>
<b>Net New Project CD account balance:</b>	<b>\$15,160.28</b>
<b>Net MCF Grant account balance:</b>	<b>\$6,002.01</b>

MOTION: Reimburse Joan Brady for the \$149.99 paid for MISCA's Zoom account.  
Passed.

MOTION: To approve creating a checking account for the MISCA Community Relief Fund. Passed.

## **Old Business:**

### Meadow Lots:

Carley sent a letter to current registrants which included the building rights cost. There was discussion about the potential for flexibility in making this purchase.

The septic will hopefully be finished by late spring, some brush has been removed.

### Store:

An RFP for the loading dock has been sent.

### MICA Building:

Rebecca will connect with Mott about the door at the Black Duck.

### The Looks:

No update.

### Fundraising:

There is a cookbook meeting scheduled for April 7<sup>th</sup>.

Sue has been looking into co-housing and the potential for grants. It was suggested an information session should be scheduled in the fall with the hopes of forming a subcommittee to focus on this. There was discussion on the prospect of hiring a grant writer.

New Accountant:

And extension has been filed by our previous accountant.

MISCA Community Relief Fund:

The relief received and approved one applicant this month.

Sales Tax Exemption:

The forms have been filed but need to be followed up on.

Broadband for MISCA properties:

Joan will follow-up with Jaye and Tara about the logistics of making drops available to all MISCA properties and whether MISCA needs to pay for them.

Treasurer:

Melissa Dudek has agreed to be treasurer.

MOTION: To approve the hiring of Melissa Dudek as Treasurer with the stipend of \$200 a month starting retroactively as of March 1st. Passed.

QuickBooks Online:

Melissa is subscribing to QuickBooks Online.

Ground Lease review:

It was discussed that ground leases should be created for each property since it is written in the bylaws. Currently, the only ground lease is for the Weber property. Carley will make a template from the Weber's ground lease and send to the trustees.

**New Business:**Rental Property Maintenance:

Carley has updated the maintenance list to include work complete in 2021.

Meeting:

The next meeting of the trustees will be April 29<sup>th</sup>, 4:30pm via Zoom.

The meeting was adjourned at 5:50pm.

Respectfully submitted,

Carley Feibusch, Secretary