

Minutes of the November 20th, 2024 MISCA trustees' meeting

Attending by Zoom: Mia Boynton, Mary Weber, Lisa Brackett, Jon Floyd, Nick Cennamo (trustees), Melissa Dudek (treasurer), Richard Farrell (secretary), Tobey Levine, Pam Rollinger, Danik Farrell, Jim Buccheri, and Sierra Brock.

The trustees voted to accept the minutes of October 23rd and to accept the treasurer's report.

Summary of the treasurer's report:

Income	\$1,450.
Expenses	\$17,536.
MISCA account	\$20,721.
Money Market account	\$464,603.
MCRF	\$33,057.
Buy Back CD	\$90,487.
New Projects CD	\$15,189.

Meadow Lots: Mia reported that Jim and Christian have met with Ben Vis; components for their house should arrive in the summer of 2025; construction to start when feasible.

Mia and Amelia have done some grading and installed a culvert; they plan to resume construction in the spring. Chris Smith's bill for the Meadow Lots was to MISCA (part of the construction of the leach field shared by both houses).

Store: no report.

MICA building: Mia and Amelia have closed the laundromat, but have not drained it yet, because some people have expressed an interest in operating the laundry.

Pam gave an update on the MICA building septic system. In the near future Chris Smith will pump the 'failed' tank back through the chlorination tank. The barge to bring out the pumper truck for the whole system has been rescheduled to spring 2025. The DEP suggests reducing laundry use of the system; Pam suggested that MISCA not allow commercial use of the laundry.

MICA building continued:

Pam reported that there were unexplained “commercial loan payments” deducted from the MICA checking account in 2023; she and Melissa will look into this with the bank. The MICA building has again acquired insurance (at a higher rate).

Underlook and Overlook:

The trustees held an executive session considering what is necessary to sell one or both of the Looks. Mia reported that the Maine Land Use Planning Commission (LUPC) is of the opinion that:

- MISCA could sell the houses without a permit as long as there is no change in size to the structures or change in amount of septic waste;
- A document describing the Looks' shared septic system, like the document for the Meadow Lots should pass muster;
- No permit is needed for renovations (unless changing structure size or adding plumbing);
- LUPC understands that the Looks' shared septic system is designed for 200 gallons a day (90 gallons per bedroom).
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There was a discussion among trustees of the need to locate the (2006?) septic design paperwork for the Looks and to find the wording of the variance given by the then abutting property owner, Jim Balano.

Nick and Mia proposed that the septic system be inspected. Mary noted that it would be possible for a prospective buyer to contract for an inspection.

The trustees agreed to meet in executive session to consider the next steps in selling one or both of the Looks. The meeting was scheduled for December 4th at 5 p.m. on Zoom.

Fundraising:

- Mia has applied to the Wyeth Foundation for a grant MISCA could use in the purchase of a new property (named and discussed below under ‘New Business.’)
- Lisa reported that Melanie Greatorex and Stu Way have volunteered to organize the ‘cardboard regatta.’
- Nick and John may work on a lobster-bake-fundraiser.
- Lisa suggested a ‘chowder-off’-fundraiser.
- Mia and Amelia are planning for an open house in summer 2025.
- Richard reported that there are enough envelopes, paper, and remittance envelopes for the annual letter; he is ordering more of all three.

New Business:

The trustees made an offer for two of the 'Odom Lots.' Both lots are now under contract to MISCA. These lots have been zoned as 'buildable' by LUPC. The trustees are hoping to close the purchase in February, 2025.

To do:

- Schedule a soil test.
- Locate the access road for the lots (as designated on the site plan).
- Contact and work with abutters.

Mia reported that Carley Feibusch has, through the Plantation, sought an affordable housing grant from Lincoln County.

Mary is optimistic that lawyer Patrick Mellor will be able to help MISCA in selling and buying property.

The next trustees' meeting is scheduled for Wednesday, December 18th at 5 p.m. on Zoom.