Draft Date: 7/22/08 Date Accepted: _____

Monhegan Island Sustainable Community Association (MISCA)
Annual Meeting of Trustees
July 17, 2007
Following the 7:00 pm Annual Meeting of Members at the Monhegan School

Present: Doug Boynton, Corlis Carroll, Donna Cundy, Richard Farrell, Matt Schwier, Kathie Iannicelli, Jessica Stevens, Angela Iannicell, Bob Stahl, Bb Smith; Absent: Treasurer Tara Hire, Secretary Pamela Rollinger.

Meeting called to order at 8:13 pm.

The trustees verified that a quorum was present. The minutes from the July 19, 2006 annual meeting of trustees were not available so they will be read at the next trustees' meeting.

Old Business – none
New Business –
Raffle Fundraiser: Corlis requested that she be authorized to send a letter to the Don Stone raffle participants to advertise the Alison Hill raffle. A motion to authorize the mailing was passed. Discussion ensued about raffle details. Bob Stahl suggested that to honor the painter, artwork should be raffled off for a set value. Discussion ensued about this concept.
MISCA File Storage: Anglea reported that the assessors are not allowing storage of MISCA files in the Plantation office. The possibility of future storage in the MISCA Building basement was mentioned. The DEP is still using the space.
Registered Agent: Richard Farrell made a motion to appoint Jessica Stevens as registered agent. Doug seconded. All in favor.
Nominating Committee/Finance Committee / Research & Review Committee: Doug made a motion to keep the committees as presently constituted. All in favor.
Officer Elections: Nominating Committee Chairman Kathie Iannicelli reported that the committee nominated Richard Farrell as President, Matthew Schweier as Vice-President, and Tara Hire as Treasurer. Doug made a motion to elect Richard Farrell as President, Matthew Schweier as Vice-President, and Tara Hire as Treasurer. Pamela Rollinger chose to not run again as secretary. After considerable discussion about potential candidates, Angela Iannicelli agreed to taking on the position of secretary at least until autumn. The trustees agreed to fill in as needed. A motion to elect Angela Iannicelli as secretary passed.

The next special trustees meeting was set for July 21, 2007 at 5:00 pm at the Schoolhouse. The next annual trustees meeting is July 22, 2008. Meeting adjourned at 9:47 pm.

Respectfully submitted,

Jessica Stevens, Acting Secretary in Pamela Rollinger's Absence

Draft Date: 7/22/08 Date Accepted: _____

Monhegan Island Sustainable Community Association (MISCA)
Annual Meeting of Members)
July 17, 2007
7:00 pm at the Monhegan School

Present: Doug Boynton, Corlis Carroll, Donna Cundy, Richard Farrell, Norma Kaplis, Bob Bartels, Kathie Iannicelli, Helen Prince, Barbara Hitchcock, Penny Smith, Robert Smith, Jennifer Pye, Ed Deci, Bob Stahl, Rich Shea, Matt Weber, Susan Fowler, Fred Grey, Judy Grey, Julie Stone, Caleb Stone, Harry Miller, Lucia Miller, Katherine Rhoda, Joan Rappaport, Petrea Hamelin, David P. Owen – visitor, Jessica Stevens, Angela Iannicelli; Absent: Treasurer Tara Hire, Secretary Pamela Rollinger.

Meeting called to order at 7:19 pm.

Doug Boynton was thanked for his years of service as MISCA president.

Jessica Stevens and Corlis Carroll verified that a notice of meeting was distributed. Inspector of Elections Bob Bartels verified that a quorum was present. Donna Cundy read the minutes from July 18, 2006 annual meeting of members. Motion to accept the minutes as written was passed.

President's Report: Doug Boynton noted that it was a positive year for MISCA.
Vice President's Report: Richard Farrell commented that MISCA is trying to adapt and he invited all to be a part of a conversation about how MISCA should proceed in the future. Changes including a shaky economy and increased prices are having an impact on the community and raising concerns about building.
Treasurer's Report: Jessica Stevens read Treasurer Tara Hire's report in her absence. Report is attached to minutes.
Secretary's Report: Donna Cundy read Secretary Pamela Rollinger's report in her absence. Report is attached to minutes.

It was noted that Pamela Rollinger would not be running for secretary. Pamela was thanked for her years of service as secretary.

The Nominating Committee Member Bob Bartels announced that Richard Farrell and Matthew Schweier were both voted in as trustees each for three-year terms. 64 ballots were cast.

Finance Committee: Jessica Stevens reported that the committee met twice to work on the annual budget. Other communication was via email.

Fundraising Committee: Doug Boynton thanked MISCA donors, noting that generally smaller contributions were gathered from a large number of donors over the past year indicating a broad range of support. One project pursued by MISCA fell through despite MISCA's best efforts. Over the past year MISCA developed a relationship with Island

Institute grant programs and had been pre-approved for two potential projects. Doug has spent considerable time inshore searching for funds. Trustee Corlis Carroll arranged for Maine Housing director, Dale McCormac, to see Monhegan's housing situation first hand. MISCA currently has enough funds to pursue a project. About $12,000 was raised by raffling a painting by Don Stone last year. MISCA is currently raffling a painting by Alison Hill. MISCA is still receiving donations from the Tribler Cottage, Trailing Yew, and Island Inn and the Hardy Boat donates based on ridership to some degree. Doug hopes to devote more time to fundraising now that his term as president is ending. Doug announced that a Fitzgerald painting will be sold by the Fitzgerald Legacy with the proceeds donated to MISCA.

Discussion ensued about whether reporting of a capacity enhancement grant should be reported in the Treasurer's report. It was confirmed that reporting of the grant was in the 2006 Treasurer's Report.

Trustee Corlis Carroll asked for clarification about the pre-approval of Island institute funds for use in the purchase of the Rollins and Jacobson properties. Doug explained that the grant committee was willing to release funds for these MISCA projects via phone conversation.

Caleb Stone offered to donate one of his paintings for the 2008 raffle.

Membership Committee: Jennifer Pye reported on membership statistics, noting that donations have increased due to larger sums given per donor. Report is attached to minutes.

Real Estate Acquisitions Committee: President Doug Boynton reported that the committee had met. Ed Deci asked if MISCA would be involved in the winterization of the Jacobson property if purchased. Doug responded that the interested buyer would take on this task. The purchase price for the MISCA recipient would take into account the cost of renovations. Doug noted that MISCA originally intended to stay out of the actual work on structures. Rich Shea said that the house could be affordably renovated.

Old Business - none
New Business -
MISCA's Future Discussion: Bob Smith asked how MISCA would identify needs for the future. Doug responded about the need to replace aging your-round population, noting that a population of 50 is too low. Doug also pointed out that part of MISCA's purpose is to encourage and assist with economic opportunities. Ed Deci asked how many houses are necessary in the long-term to sustain the community. Vice-President Richard Farrell commented that it is impossible to project exact housing needs, but that MISCA's house by house approach allows for hope. Trustee Corlis Carroll noted that MISCA is attempting to meet the needs as they arise. Corlis added that Maine Housing looks at cost per unit when awarding funds and has more funds available for rent-to-own funds than straight purchases. Doug commented that he envisions that not everyone needs MISCA and most people cannot afford a MISCA home. Corlis reported that she had been asked

about the cost of houses over time. Several house purchases and associated prices were listed.

LURC Affordable Housing Zoning: Jessica Stevens noted that the Land Use Regulation Commission approved affordable housing zoning this year.

Future Projects: Angela Iannicelli noted that MISCA was considering approaching the Plantation about a Plantation-owned lot. It was pointed out that the Plantation's "Lupine Field" lot must remain a field by covenant. The size of the Rollins lot was discussed.

The next meeting is on July 22, 2008 at 7:00 pm at a place TBA. Meeting adjourned at 8:12 pm.

Respectfully submitted,

Jessica Stevens
Acting Secretary in Pamela Rollinger's Absence