

Working Group for Monhegan Year-Round Housing
July 2, 2002
7:00 P.M.
Schoolhouse

Present: Martha Yandle, Alice Boynton, Tom Chappell, Pamela Rollinger, Billy Payne, Matt Von Nostran, Lucas Chioffi, Jen Pye, Richard Farrell, Reba Fowler, Ed Deci, Doug Boynton, Tralice Bracy, Kole Lord, Carson Schnell, Wilkie Nelson, Jessica Stevens.

Discussed possible purpose statement: “To promote, protect and sustain the future of Monhegan Island’s year-round population by making year-round housing possible for qualified residents.” Not voted on.

Discussion and clarification of trustees and officers voting requirements resulted in the decision that the President could and should be a trustee. Interim trustees are: Billy Payne, Richard Farrell, Doug Boynton (also President), Ed Deci and Tralice Bracy. It was also decided that officers can be trustees and that the officers will be appointed by the trustees. Only trustees will vote. There will be no less than three trustees and no more than seven with five being the desired number. There will be three seats reserved for year-round residents, one seat reserved for a summer resident and the fifth seat filled by a person in either group.

Discussion about membership qualifications resulted in a decision that there would be two pools of members—residents and/or registered voters and landowners.

The need for standing committees was discussed with an Applicant Review Committee and a Finance Committee being deemed necessary.

The Association is investigating the Monhegan Store as a possibility as the first purchase. There is a concern that this type of mixing of house and commercial interest will be a step toward setting people up in business vs. providing housing. No decision made on this property or this possible conflict of housing vs. commercial space.

Next meeting will be held Tuesday, July 8, 2002 at Schoolhouse at 7:00 P.M.

Working Group for Monhegan Year-Round Housing
July 8, 2002
7:00 P.M. @ Schoolhouse

Present: Martha Yandle, Pamela Rollinger, Doug Boynton, Alice Boynton, Susan McDonough, Jessica Stevens, Jenn Pye, Billy Payne, Lucas Chioffi, Ed Deci, Richard Farrell, Carson Schnell, and Kathie Iannicelli.

Decided on Monhegan Island Sustainable Community Association (MISCA) as working name for group.

Doug informed us that Beth McPherson, from the Genesis Group, had spoken with a lawyer about the possibility of helping us attain the 501(c)(3) status and had felt that his cost was too high for the amount of help he could offer.

There was lengthy discussion about the advantages and disadvantages of forming a Community Development Corporation vs. a Land Trust. C.D.C status would keep options open for this Association to help with the housing problems as well as other community growth problems. No firm decision was made.

There was moderate discussion about the possible purchase of properties that combine housing and commercial space. Everyone will consider the pros and cons of this for future discussion.

Discussion followed about the relative value of land vs. relative value of building and how we would structure the percentage of financial aid offered by the Association when a purchase was made followed.

Martha Yandle presented a rough draft of a possible purpose statement. The group felt this was a good place to begin. Doug will send statement to Beth, with the second paragraph on the second page highlighted as most important, for review and advice.

Doug would like us to be incorporated by next week. He asked that we all come to next weeks meeting prepared to work on by-laws. Doug will be meeting on July 17th with Beth and representatives of the Maine Community Foundation (MCF) to discuss possible grants. Beth felt we would probably be able to acquire \$15,000 from the Lida Underhill Grant and \$15,000 from the MCF. Beth has also been in contact with the Camden National Bank and Coastal Enterprises Inc. in regard to funding possibilities.

Next meeting will be Tuesday, July 16, 2002 at Schoolhouse if it is available, at Church if School is booked.

Working Group for Monhegan Year-Round Housing
July 16, 2002
7:00 P.M.
Schoolhouse

Present: Reba Fowler, Tralice Bracy, Alice Boynton, Ed Deci, Pamela Rollinger, Susan McDonough, Billy Payne, Jenn Pye, Lucas Chioffi, Richard Farrell, Doug Boynton, Martha Yandle, Jessica Stevens, Jan Bailey.

Doug reported that he and Beth met with Camden National Bank vice-president and Todd Starbird (loan officer) and presented the store as a possibility for purchase by MISCA. Todd said that on Monhegan the value of land is 50% of value of entire property. Todd is coming to Monhegan on Thursday.

Doug and Beth then went to Ellsworth to meet with people at the Maine Community Foundation. They were unable to help, as they don't give money for capital projects.

Doug talked to Mary Beth Dolan about the grant board she sits on for MBNA. MBNA has a new program—Conservation Grants Program that is aimed at the preservation of historical areas within a town, also for the assistance of targeted land protection through easements or direct acquisition.

Possible fundraising sources: Unity Foundation, Maine Philanthropic Center, and the Lieber Foundation (Betty Noyce Foundation).

Worked on the by-laws. We need to include “economic opportunity” for 501(c)(3) status. Getting 501(c)(3) is not necessary to receive money if another group would accept the money for us (such as the Island Institute) and pass it on to us.

There was a concern that we may be moving to fast—it may be counterproductive to move too quickly. We may be slowing ourselves down in the long run by leap-frogging around at this point.

The decision was made that at this point we needed to go to the community. We will ask for a special town meeting, meet with all the associations and try to meet with the boat captains. These meetings will be requested as soon as we have by-laws.

A decision was made that every contribution of \$1000 shall be accepted with a majority vote of the trustees. In order to safeguard the ethics and protect the reputation of the organization, a Research and Review Committee will review these contributions and report to the Trustees.

Meeting adjourned at 9:05. Next meeting Sunday, July 21st at 7:00 P.M. at School.

Working Group for Monhegan Year-Round Housing
July 21, 2002
7:00 P.M.
Schoolhouse

Present: Doug Boynton, Carson Schnell, Jen Pye, Lucas Chioffi, Billy Payne, Richard Farrell, Susan McDonough, Matt Weber, Ed Deci, Alice Boynton, Tralice Peck, Pamela Rollinger, Jessica Stevens.

Beth sent information about 501(c)(3) status. If we choose not to become a Community Development Corporation we need low to moderate-income requirements. Low to moderate income is defined as \$21,000 for a couple, \$18,000 for an individual.

Discussion about incorporation process followed.

Marian Chioffi's house is available for \$150,000. The Monhegan Store is available for \$420, 000.

Discussion about local fundraising possibilities included a donor giving \$10,000 now and \$5,000 next year. Another donor was willing to give \$10,000 now.

A concern was raised about the possible conflict of interest arising from an officer being a possible recipient of help from the program. It was decided that the Secretary position and the Treasurer position (non-voting positions) would not be seen as a conflict.

There was concern about incorporating before we have gone to the community. Discussion resulted in the decision that we would incorporate knowing that the community may reject the project.

Billy Payne will make signs for an informational meeting to be held at the School, Wednesday, July 24, 2002. The meeting is open to the public.

Working Group for Monhegan Year-Round Housing
July 24, 2002
7:00 P.M.
Schoolhouse

Present: Bonnie Boyd, Heather Boyd, Martha Yandle, Aaron Levitt, Billy Payne, Tralice Bracy, Ed Deci, Doug Boynton, Jessica Stevens, Richard Farrell, Pamela Rollinger, Susan McDonough, Alice Boynton, John Searls, Claire Durst, Mary Ann Boody, Judy Weber, Emily Grey, Matt Holtzman, Mary Kordak, Beth Van Houten, Helga Houmère, Harry Bone, Barbara Hitchcock, Judy Grey, Fred Grey, Kole Lord, Matt Thomson, Ann Bartels, Bob Bartels, Bernie Miller, Connie Miller, Judy McDonough, Reba Fowler, Matt Weber, Corlis Carroll, Tom Truitt, Jim McDonough.

Doug gave an overview of the organization and read our purpose statement. He told the group that MISCA was considering the purchase of Marian Chioffi's home and the Store. Discussion followed.

A question was raised about how to determine percentage of profit available to the recipient who decides to sell. Would there be a link to an economic indicator?

Beth Van Houten offered advice on how to allocate cost and benefit and offered to help steer us to information about the process as she had experience in that field.

The trustees and officers were introduced and discussion followed about how MISCA intended to fundraise. Individuals and foundations would be solicited. The boat captains were being asked to help in some way, possibly a yearly donation. Discussion followed concerning the legalities of our wharf and whether we would be able to collect a "head tax" from people arriving on island. This would be a voluntary donation, not a tax.

The membership qualifications were read. Questions were asked about the possibility of a person acquiring a house through this program and then renting it during the summer months. This is not a possibility as year-round residency is one of the requirements.

General discussion followed. Public meeting was adjourned at 9:00. Interested parties remained and worked on the by-laws and signed the incorporation papers. Meeting was adjourned at 9:30.

Next meeting Tuesday, July 30, 2002 at 7:00 P.M. at the Schoolhouse.

Working Group for Monhegan Year-Round Housing
July 30, 2002
7:00 P.M.
Schoolhouse

Present: Ed Deci, Susan McDonough, Billy Payne, Richard Farrell, Doug Boynton, Alice Boynton, Tralice Bracy, Martha Yandle, Pamela Rollinger, Matt Weber, Jim McDonough.

Doug has applied for the Lida Underhill Grant and received a letter from the Island Institute indicating that 100% of any monies received from the Lida Underhill Fund will go to MISCA.

Beth McPherson has applied to Maine Housing Fund for a grant so that she can write application forms for 501(c)(3) status. The requested amount will cover 50 hours at \$50 an hour. She will do all the work to get the grant. We would be applying for the grant on Genesis' behalf.

A concern was raised that we had talked about demonstrating local commitment and good will. A decision was made that the group would pay the first \$300 and that Beth will make the application for \$2700 instead of \$3000.

Discussion about eligibility requirements followed. Four years as a resident was decided upon, with approximately 10 months equaling a year. Other requirements would be that one, if registered to vote, must be registered on Monhegan, and must maintain a residence here.

Discussion followed about the possibility of buying the Monhegan Store.

Discussion followed about fundraising, specifically working with the boat lines. Other possibilities are the Wyeths, the Libra Fund, MBNA grant program, and the SOS fund (funds raised to help with lobstering legislation).

Doug volunteered to head the Fundraising Committee.

Next meeting, August 1, 2002 at 7:00 P.M. at the McDonough's.

Working Group for Monhegan Year-Round Housing
August 1, 2002
7:00 P.M.
McDonough's House

Present: Doug Boynton, Alice Boynton, Susan McDonough, Richard Farrell, Tralice Bracy, Ed Deci, Luther Miller, Pamela Rollinger, Jim McDonough, Jenn Pye, Matt Weber, Reba Fowler.

Discussion about Marian's house—is the land undivided? Kole Lord may be interested in buying it. MISCA is not interested in competing with a year-round resident on a sale.

Doug reported that he had a commitment from Tom Chappell for \$10,000 and from the SOS fund for approximately \$10,000. He believes we can raise another \$30,000 very quickly.

Discussion was held about when to meet with the boat captains. No time was set.

Discussion about possible purchase of the Store and the possibility of securing \$20,000 to be used as a down payment followed.

Martha suggested a lawyer, Fred Stocking, as a possible source of help.

By-laws were worked on and finished.

An organization meeting was scheduled for August 8, 2002 at 7:00 P.M. at the Schoolhouse.

Monhegan Island Sustainable Community Association (MISCA)
Organizational Meeting of the Incorporators
August 8, 2002
5:00 P.M. at the Schoolhouse

Present: Doug Boynton, Tralice Bracy, Ed Deci, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Ann Bartels, Bob Bartels, Alice Boynton, Lucas Chioffi, Reba Fowler, and Jenn Pye.

Discussion about progress with boat captains indicated that none are completely on board at this point but all are interested in discussing possibilities.

The Bank needs proof of annual income and our best chance of that is working out something with the boat lines. There was concern that by entering into a relationship with the boat lines we could create tension between the boats and the community.

Incorporation:

The trustees were elected. Tralice Bracy and Ed Deci will be in office through next year. Richard Farrell and Billy Payne will hold office for two years. Doug Boynton will hold office for three years. The trustees elected officers: Doug Boynton as President, Richard Farrell as vice President, Jessica Stevens as Treasurer, and Pamela Rollinger as Secretary. The Bylaws were accepted.

All trustees are eligible for re-election but are only able to serve at most two full terms of three years in immediate succession per By-laws Section 5.3. (It was acknowledged that due to the staggered nature of the trustee offices, it will be *possible* (in the event of 2 re-elections) for Tralice and Ed's positions to last 7 successive years and for Billy and Richard's trustee positions to last 8 successive years, while Dougie's position can only last the standard 6 successive years. This case will only be possible for the trustees voted in at this meeting and only during MISCA's first 8 years.)

Billy Payne and Jessica Stevens were appointed to the Finance Committee. The Committee is charged with keeping the books, investigating possible investments and making recommendations to the Trustees concerning investments.

Billy Payne and Susan McDonough were appointed to the Research and Review Committee. They will meet and draw up a list of criteria for the committee.

Ed Deci and Bob Bartels were appointed to the Nominating Committee. The committee is charged with nominating people for Trustee positions.

Doug Boynton was appointed to the Fundraising Committee. Tom Chappell was asked and appointed to the same committee. Bernie Miller will be asked if he is interested in working on this committee. The committee is charged with fundraising for MISCA.

The first big form we need to work on is the Income Tax form due February 15, 2003.

The Trustees appointed themselves as the Real Estate Acquisitions Committee. Their charge is to investigate possible properties for MISCA to pursue.

Tralice Bracy, Pamela Rollinger and Jenn Pye were appointed to the Membership Committee. They will get membership lists from the Monhegan Associates, the Museum, MERS and the Library. Ed will write a membership letter.

Next meeting is to be announced.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
August 21, 2002
4:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Ed Deci, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Alice Boynton, Tom Chappell, Rebecca Fowler, Susan McDonough, Jenn Pye, Tom Truitt, Matt Weber, and Martha Yandle.

Doug gave a copy of the IRS SS-4 application and the approved Articles of Incorporation to Jessica.

Ed has been working on a membership letter. The letter was read to the group. A few changes were made and the letter was accepted.

Billy gave a Research and Review Committee report. The committee has met twice and drafted guidelines. The information for the reports should be documented and be as objective as possible. The sources should be cited. The committee will not offer a recommendation to the Trustees. The MBNA Grant program and the donation from Tom's of Maine will be the first cases for the committee.

Doug reported that we did not receive a grant from the Underhill Fund. Our lack of 501(c)(3) status and our new enterprise status were given as the main reasons for the denial.

Todd Starbird of Camden National Bank has sent a grant application for an Affordable Housing Grant. Joan Campbell of Camden National will help us with the application.

A discussion was held about the realities of purchasing the Bell property. Issues raised were: does our organization have the ability to purchase this property, is this property the kind of purchase we want to make, what is the advisability of getting involved with a purchase that included commercial real estate.

Concerns were raised about possible repercussions from this purchase such as pressure on the community to make a town office in the building. Also concern about the possibility of the commercial space being used in competition with an existing business.

Discussion was continued about boat lines' willingness to participate with donations. We will try to meet with captains after Labor Day.

It was agreed that before the Trustees are asked to make a decision about whether to pursue the Store as a purchase, they would be given some firm figures from the bank and given time to think about them.

Next meeting we will discuss and adopt eligibility requirements and publish them.

Next meeting Sunday, August 25, 2002 at 5:00 P.M. at Library.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 08/30/02

Date accepted: 08-31-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
August 25, 2002
5:00 PM at the Library

Present: Doug Boynton, Richard Farrell, Tralice Bracy, Bill Payne; Pam Rollinger, Jess Stevens; Kris Boehmer, Peter Boehmer, Ricky Boehmer, Alice Boynton, Susan McDonough, Bernie Miller, Connie Miller, John Murdock, Holden Nelson, Joan Rappaport, Joanne Scott, Tom Truitt.

Doug reported on a meeting with Tom Chappell in which they discussed a possible business plan for MISCA in regard to the possible purchase of the former Monhegan store.

Discussion followed about the Bell Property as a viable first purchase by MISCA. Both pros and cons of the purchase were raised.

Tom Truitt and Bernie Miller were asked to propose an alternative funding model for commercial properties for presentation at the next meeting.

Bill Payne read a statement of his concerns about the possible purchase of the former store property, and suggested that MISCA remove it from the list of potential purchases and instead focus on 1) attaining 501(c)(3) status, 2) pursue membership and fund-raising issues, 3) to recognize the difference between residential and commercial properties, and 4) only then consider a purchase.

Holden Nelson stated that he is interested in talking about the possibility of selling his house to MISCA.

Discussion ensued about the draft copy of eligibility requirements (to purchase a house on MISCA property). The Trustees voted unanimously to accept the draft requirements and application as amended.

The next meeting is scheduled for August 31, 2002 at 5:00 PM at the Library.

Meeting adjourned at 7:00 PM.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
August 31, 2002
5:00 PM at the Library

Present: Doug Boynton, Richard Farrell, Tralice Bracy, Bill Payne; Pam Rollinger, Jess Stevens; Peter Boehmer, Ricky Boehmer, Alice Boynton, Corlis Carroll, Lucas Chioffi, Cate Dalcater, Reba Fowler, Kay Gregory, Kathie Iannicelli, Sue Jenkins, Toby Levine, Susan McDonough, Bernie Miller, Connie Miller, Harry Miller, Lucia Miller, John Murdock, Holden Nelson, Sue Nelson, Jenn Pye, Joanne Scott, Tom Truitt, Matt van Nostrum, Martha Yandle.

The President, Doug Boynton, called the meeting to order.

The minutes of the August 25th meeting were read. Amendments suggested were:

- 1) Billy Payne wants his 3rd priority [for MISCA focus] to read: "to recognize the difference between residential and commercial properties;" and
- 2) Tom Truitt wants the request made to him and Bernie Miller to read: "Tom Truitt and Bernie Miller were asked to propose an alternative funding model for commercial properties for presentation at the next meeting."

The minutes were accepted with the above amendments.

Discussion was opened about the possible acquisition of the Bell property.

Much conversation ensued about the pros and cons of a purchase. Billy Payne proposed this possible scenario: MISCA would purchase the land and the entire first floor of the Bell building in conjunction with an individual's purchase of the upstairs apartment [as a condominium]; this would lower the apartment price to a reasonable amount. The right to lease the former store space on the first floor would be first offered to the upstairs apartment owner. This plan would meet both stated goals of providing affordable housing and economic opportunity.

Doug asked the Board whether \$2000 should be spent for an appraisal of the Bell property.

Billy asked the Board members to speak to his proposal.

Tralice: likes the proposal as it provides a clear separation of housing and economic opportunity.

Richard: the proposal seems to be received by those present as a consensus idea; he would regret the division of the ownership of the building; he thinks that the Bell property should be kept in the winter community.

Doug: it's a workable idea and has flexibility for later.

Billy: recognizes the complications inherent in this plan and thinks MISCA is moving ahead prematurely. He then said that although he has made this proposal, he would vote against the proposal.

Tralice made a motion to approve a \$2000 expenditure for an appraisal of the Bell property based on a tentative acquisition plan as proposed by Billy.

Richard seconded the motion; it passed by a vote of three in favor, one opposed.

Discussion was opened about a MISCA meeting with the boat captains.

Tralice reported that she has spoken with all the captains and is trying to find a date that will work for all.

Billy cautioned the Board that conversations with the captains could be the beginning of a relationship that would have a huge impact on the entire Island. MISCA would be asking to form a partnership and needs to understand the possible implications.

Jessica suggested Martha Yandle as the third person on the Finance Committee.

The Board approved the appointment.

The next meeting is scheduled for September 8, 2002 at 5:00 PM at the Library.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
09-08-2002
5:00 P.M at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Ann Bartels, Bob Bartels, Peter Boehmer, Ricki Boehmer, Alice Boynton, Tom Chappell, Lucas Chioffi, Reba Fowler, Kay Gregory, Russell Gregory, Kelli Haines, Barbara Hitchcock, Kathie Iannicelli, Tobey Levine, Harry Miller, Lucia Miller, John Murdock, Holden Nelson, Jennifer Pye, Joan Rappaport, Michaelanne Rosenzweig, Carson Schnell, Jeannie Schnell, Joanne Scott, Tom Truitt, Matt Van Nostran, Matt Weber, Martha Yandle.

President Doug Boynton opened the meeting at 5:10 P.M.

The Board approved, with amendments, the minutes of 8-8-02, 8-21-02, and 8-31-02.

Discussion was opened on eligibility requirements. The requirements approved on 8-25-02 were read. Trustees asked for volunteers for an eligibility committee. Tralice Bracy, Kathie Iannicelli, Tobey Levine, Jess Stevens, Matt Van Nostron and Martha Yandle volunteered and were appointed by the Board. The committee will present recommendations to the Board at the next meeting.

Discussion was opened about possible meeting with the boat captains. Doug has asked State Representative Chris Hall to check on legality of a "head tax". Tralice will continue to work toward organizing a meeting between the boat captains and the Board.

Doug reported on his meeting with the bank representatives. Todd Starbird felt the possible "condo" plan was workable.

Doug spoke with Beth from the Genesis Foundation about a Federal Home Loan Bank Boston grant/loan program that could offer us a \$100,000.00 grant and a \$125,000.00 no interest loan. The bank would receive money at no interest. Our interest would be approximately 3% to cover the bank's administrative cost. Beth will investigate the suitability of this program for MISCA. It would cost approximately \$1500.00 to write the grant for this process.

Concern was raised about the hard numbers of this possibility and the "homeless" requirement we would need to meet. Doug will work on getting more specific information from Beth.

Discussion was opened about working on a purchase and sale agreement for the Bell property.

The immediate need for a lawyer was addressed. Drummond & Woodsum of Portland was suggested as an option. Doug will contact them.

Peter Boehmer submitted a statement to the Board concerning "Funding Sustainability". Doug read the statement to the group.

Discussion about the purchase and sale agreement and choosing a lawyer continued. Tom and Kate Chappell have donated \$2500.00 to help with beginning administrative costs.

Richard Farrell raised some concerns about the purchase and sales agreement. These are: we've talked about generalities but not specifics about the Bell property, we haven't voted on the "condo" idea, we have to review the possible FHLBB grant and loan, and the second downstairs "condo" would depend on LURC and DEP approval.

Billy shares Richards's concerns. He opposes the purchase of the Bell property and questions the pace and appropriateness of pursuing this sale.

Alice will contact LUR and DEP about the Bell property possibilities.

Tom Chappell has spoken to DEP. It is his understanding that the Bell property is licensed for 250 gallons per day but can be increased to 450 gallons per day, possibly more to accommodate the downstairs laundry.

Doug asked the Board for permission to call lawyer Dick Spenser about representing MISCA. A vote was taken. Three in favor, one opposed.

Billy Payne read a statement, "Boat Lines Serving Monhegan."

Richard suggested MISCA investigate the possibility of funding through taxation and wants to know the legality of taxing people visiting the island. Chris Hall is investigating.

Kathie will talk to the County about the possibility of having some of our County tax dollars returned to benefit this program.

The Board appointed Jessica Stevens as the Registered Agent.

The next meeting is on 09-15-2002 at 5:00 P.M. at the Library.

Meeting adjourned at 7:25 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
09-15-2002
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Ricki Boehmer, Alice Boynton, Reba Fowler, Barbara Hitchcock, Kathie Iannicelli, Sue Jenkins, Tobey Levine, Harry Miller, Lucia Miller, Holden Nelson, Joan Rappaport, Joanne Scott, Tom Truitt, Matt Van Nostrum, Matt Weber, Jennie Wooten, Martha Yandle.

Meeting was called to order at 5:10 P.M.

Minutes of 9-08-02 were read. Trustees accepted minutes with amendments.

Matt Van Nostrum read the Eligibility Committee report. He asked that the committee's charge be expanded to include the application process and that the committee continue to work on this process.

Martha has developed a procedure for registration and application. It was suggested that the committee be given the charge of reviewing Martha's document, which could then be accepted as an interim procedure. The committee will also create an application form and will present both items to the Trustees by Thursday, 09-19-02. All Trustees were in favor of this plan.

Discussion was opened about obtaining a lawyer for MISCA. Doug spoke with Dick Spencer but has not heard back from Spencer. Doug also met Robert Gregory, a lawyer from Damariscotta, whom Beth had recommended. Gregory has some experience with Monhegan residents and is interested in working with MISCA. His cost is \$175.00 per hour.

It was suggested that perhaps Fred Stocking, the land-trust lawyer from Elliot, be contacted for a possible reference about Gregory. Doug will call Stocking.

Concern was raised about proceeding on a purchase and sales agreement for the Bell property without having consulted a lawyer.

Alice reported on her conversations with LURC and DEP about the Bell property. LURC feels that changing the storage room on the south side of the Bell building into a town storage/office is more than a minor change-of-use. DEP is concerned that this storage/office space has a toilet. Sarah Brusilla of LURC wants to backtrack and make sure that the downstairs apartment is approved for year-round use and if the former retail space, having not been used for a couple of years, can still be used as retail space.

The question of contingencies was raised. The Board has asked Holden to draft a report on the contingencies for the Bell property purchase.

Discussion was opened about fundraising. Should we apply for the FHLBB grant and loan? The application is due 10-01-02. The Research and Review Committee has begun investigating this organization. No red flags have been raised. FHLBB does not use tax dollars. It is administered by a board of finance and is basically private money.

Concern was raised that before the money be accepted, the Trustees are informed of the stipulations that go along with the money. That is, if the money is accepted what regulations go along with it that will it shape what we do with the money.

A formal vote on Thursday, 09-19-02 will decide if we should pursue this program. The Trustees informally agreed to continue pursuing this program until the formal vote.

Jessica read the finance committee report.

There is a tentative meeting with the boat captains scheduled for Thursday, 09-19-02, from 11:45-1:30.

Discussion ensued about whether to make the meeting open to the public or just between the Trustees and captains. In order to make the meeting as cooperative as possible, it was decided that at least the first meeting should just be Trustees and captains.

The next meeting is on 09-19-02 at 5:00 P.M. at the Library.

Meeting adjourned at 7:20 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
09-19-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Alice Boynton, Barbara Hitchcock, Susan McDonough, Holden Nelson, Carson Schnell, Jeannie Schnell, Bob Smith, Penny Smith, and Matt Van Nostrum

The meeting was called to order at 5:05 P.M.

The minutes for 9-15-02 were read. The Trustees voted to accept the minutes as amended.

Jessica reported that the Eligibility Committee has had two meetings, is working on a draft and would like more time to complete their charge.

By unanimous vote, the Trustees voted to accept the registration form and asked the Committee to complete their report by 9-26-02.

The eligibility forms will be posted and available at the Post Office and the Carina.

Jessica read the Treasurer's report: The checking account paperwork is in progress. Doug, Richard and Jessica are authorized to write checks. A motion was made to require one signature for checks and two signatures for loans or other withdrawals. The Trustees voted unanimously in favor.

We need money to open the account. A suggestion was made that all of the Incorporator's submit their membership fees. The checks should be made to MISCA.

Holden reported on standard contingency procedure.

Alice has been speaking with both LURC and the DEP about possibilities for the Bell property.

Doug reported on his progress with the lawyer. He was unable to contact Fred Stocking. Beth, of the Genesis group, is confident that our by-laws do not need a legal examination.

Billy reported on the Research and Review Committee's progress on the FHLBB. He presented a list of considerations, information from the web and a copy of the projection of MISCA's score on the grant application. The deadline is 10-01-02. There is a 25-30% probability of receiving a grant and the cost to MISCA to have the grant proposal written is \$1500. There is a question about the commercial space in the Bell property and whether the donation portion of the sale will go to MISCA or the condo owner/s. Either the buyer doesn't get credit for donating to a 501c3 or MISCA scores lower. There is a

question about whether having a low-income requirement puts a restriction on applicants. If we accept this funding we may exclude certain applicants. There is a question about whether the loan and grant or inseparable. The loan would go to MISCA and the grant would be split between MISCA and the buyers.

A motion was made that we apply for the FHLBB loan and grant on the condition that the issue on commercial property be resolved in our favor and our project score is in the 70's with a reasonable possibility of success. We will help with the application. The motion passed with three in favor, one opposed.

Billy reported that the Research and Review committee was currently reviewing a corporate donation from Tom's of Maine, a personal donation from Tom and Kate Chappell and saw no red flags on these donations. There are red flags on a potential MBNA donation.

The question of what committee's we should have was raised. It was decided that the fundraising committee and the land acquisition committee needed to be more active. Doug asked Holden if he was interested in working on the fundraising committee. Holden wants to think about it. Tralice asked Carson and Jeannie if they were interested in the fundraising committee. They also will think about the possibility.

The next meeting is on 09-26-02 at 5:00 P.M. at the Library.

Meeting adjourned at 6:50.

Respectfully submitted,

Pamela Rollinger
Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
09-26-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Bob Bartels, Peter Boehmer, Ricki Boehmer, Alice Boynton, Reba Fowler, Barbara Hitchcock, Kathie Iannicelli, Susan McDonough, Holden Nelson, Bob Smith, and Penny Smith.

The meeting was called to order at 5:10 P.M.

Doug read a letter from the D.E.P. stating that the D.E.P. and Jack Bell were handling the gasoline spill on the Bell property. By contacting D.E.P., Jack Bell accepted responsibility for the problem. The only way the new owner could have liability is if they put a gasoline storage tank on the property and had a spill. The D.E.P. will restore the area and would like to use the old generator shed. The shed is on Odom property.

The minutes from 09-19-02 were read and accepted with amendments. A request was made that in future minutes, the Trustees vote be recorded with their name.

A suggestion was made that MISCA deal with Pam Parker at the D.E.P. instead of Mary Morgan.

Jessica reported on the Eligibility Committee's progress. The Committee recommends that the Trustee's accept the Committee's proposal as an interim procedure, along with the 09-26-02 draft of the Purchase Application Form. The Committee also suggested that the Trustee's standardize all forms to make sure that any changes are reflected on the forms.

Doug proposed adopting the draft as amended. Richard moved we accept as amended. Tralice seconded that motion. Billy, Doug, Richard and Tralice all voted in favor.

Doug appointed Alice as MISCA's contact person. The question of conflict-of-interest was raised. Discussion followed. The appointment stands.

Doug reported that Jack is interested in completing this deal soon or he will deal with other people. Doug is working on a purchase and sales agreement.

Billy reiterated that belief that we are moving too fast.

Beth McPherson has given the by-laws to Rob Gregory who feels they are fine. Beth also believes that we should not pursue the FHLBB grant/loan right now, but should apply in the spring.

Doug reported that when the sale happens, Genesis will be our “501c3 straw man” and will purchase the Bell property for five minutes.

Doug spoke with Todd Starbird and Joann Campbell from Camden National. The bank is willing to finance the sale if we have a \$40,000.00 down payment. Initially, the payments would be just the interest amount. When the condo units are sold, that money would be applied to the principle. The initial payments would be \$1900.00 a month.

Doug compared the Jack Bell and MISCA purchase and sales agreement and saw no major differences. Jack’s agreement to move the oil truck is of major concern. Doug spoke with Holden about contingencies. The major contingencies would concern the easement for the septic system, the status of “Monhegan Store, Inc” in the sale, the removal of the oil truck, and the guarantee of the lease of the Post Office to MISCA.

The purchase and sales agreement should be signed by October 4, 2002 with a closing date of October 31, 2002.

The appraiser has not reported but will try to finish by next Monday. Alice has paid the appraiser \$2000.00 and has given a copy of the check to the Treasurer.

Alice has been talking with LURC and everything is progressing smoothly.

Richard would like to see some solid numbers, specifically the interest payments and the possible cost of the first floor condo conversion.

Doug believes the interest payments will be \$1900.00 per month. He also projects other possible expenses of \$4000.00 a year for insurance and \$5000.00 for lawyer and closing costs.

It was suggested that the next meeting be held at the Bell property. We will get permission from Jack.

A suggestion was made that the books be set up with a “Bell Property Project Fund.” The money would be recorded separately. Martha also suggests setting up a budget committee for the Bell property. Jessica suggests we just expand the finance committee.

Billy suggested that the Lands Acquisitions Committee should meet and go over the purchase and sales agreement. They will meet at the Bell property, Friday at 3:00 P.M.

A question was raised about the retail space and whether taxes would be paid for that portion of the building. A question was raised about the Post Office paying rent to a non-profit organization.

We need to be able to write checks by October 4, 2002. Kathie will have the S.O.S. funds transferred. The membership committee will send out letters at the end of next

week. Jessica will ask to have the \$10,000.00 from the plantation to be put on the next town warrant.

Fundraising will be on the next agenda.

The contact person needs to be announced. Pamela will post the name at the Carina and the Post Office.

Jessica wondered if using the initials MISCA instead of spelling out the full name would be a problem on legal documents. There is a \$5.00 fee to file an "assumed name" that would make this problem non-existent. Jessica will file.

Jessica read a Treasurer's report and confirmed that all the paperwork is done for the checking account. She has been collecting checks but is waiting for October first to make a deposit.

The next meeting is on 10-01-02 at 5:00 P.M. at the Library.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 10-06-02

Date Accepted: 10-08-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-01-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Ricki Boehmer, Alice Boynton, Barbara Hitchcock, Kathie Iannicelli, Susan McDonough.

Meeting was called to order at 5:10 P.M. The minutes of 10-01-02 were read. All Trustees voted to accept minutes with amendments.

Doug reported on the appraisal of the Bell property. The report came in at 500,000.00. This gives the Trustees some basis for dividing the cost of the property.

The Land Acquisition Committee met at the Bell property and discussed possible financial issues. Doug spoke with Todd Starbird and the bank is still excited about the project. The bank will allow MISCA to pay the interest of 1,900.00 per month for the first year. Any money raised will be applied to the principle. The monies from the sale of the condo units will also be applied directly to the principle to decrease the mortgage payments.

The Trustee's also discussed possible leases for the retail space. It may be in the \$8,000.00-9,000.00 per year range.

A question was raised concerning the taxes on the land and how that would be handled. The Trustee's have not decided at this point.

The Bell property does not have a legal easement for a septic line to cross the Odom property. This is something Jack needs to deal with. The language in the purchase and sales agreement will be changed to "Seller will obtain all necessary easements."

The electricity for the Odom property goes through the Bell property. The electric company needs to separate the lines. Ben Odom suggested someone look at the box, as there is a water leak nearby.

Ben Odom believes the front (south) corner of the building may be on Odom property. The possibility of having a survey done at some point was discussed.

Billy read a section of the Post Office lease that deals with discrimination.

Billy has general concerns about the purchase of the Bell property. He read a statement addressing these concerns. Discussion about these concerns ensued.

Doug made a motion that the Trustee's sign the purchase and sales agreement after the above mentioned language changes have been made. Doug, Tralice and Richard voted for this motion, Billy voted against this motion.

Treasurer's report: Jessica has set up a non-profit checking account. The \$9,875.64 from the Friends of MICA has been transferred into the account. Peter will help Jessica make a template for a MISCA warrant. In the meantime, we will use a generic warrant borrowed from the town. Warrant #0001 was signed for \$10,250.00.

Fundraising Committee report: The boat captains support MISCA's goal but thought a \$1.00 ticket tax was not the way to proceed. The Hardy boat has donated \$2,000.00. Jimmy Barstow intends to make a donation. Bill Campbell will be asked to make a donation. Doug wants to pursue the hotels as an alternative source of regular donations. A meeting will be arranged with all the hoteliers. Richard will form a committee to begin investigating raising money from various kinds of taxes. Tralice will give Hardy Boat check to Jessica to hold until R&R Committee gives a recommendation.

The Membership Committee will meet on Thursday, 10-3-02, at Tralice's house to stuff envelopes for the membership drive.

A question was raised as to whether we can accept the Friends of MICA money. The money has already been transferred into the account. Billy acknowledged that there are no red flags on this donation. Doug made motion that we accept the funds from the Plantation, Friends of MICA and the Monhegan Associates. All Trustee's voted in favor.

Discussion on the application process was opened. Specificity about the price has yet to be determined. Considerations about the use of the building, what might be offered to whom, how the land will be used and cared for, and how repairs will be handled all need to be defined. Three things need to be determined immediately: the price ranges for the condos and retail space, the resale/recapture formula, and the land use. The idea of a building manager has been raised. The Land Acquisitions Committee will have a working meeting, Monday, 10-07-02 at the Bell property to determine the answers to some of the above questions.

All Trustee's voted in favor of sending the approved minutes to Peter for publication.

Jessica asked the Membership Committee to come up with a procedure for membership cards and acknowledgments.

The next meeting is on 10-08-02 at 5:00 P.M. at the Library. Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 10-16-02

Date Accepted: 10-16-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-08-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Alice Boynton, Reba Fowler, Barbara Hitchcock, Kathie Iannicelli, Susan McDonough, Harry Miller, Matt Weber, Martha Yandle.

Meeting was called to order at 5:10 P.M. The minutes of the previous meeting were read. All Trustees's voted to accept the minutes with amendments.

Billy Payne gave a Research and Review Committee report. The Committee will give a written recommendation to the Trustees concerning individual donations over \$1000.

Doug reported on the Bell property. The purchase and sales agreement was signed 10-04-02. The agreement does include the purchase of the name "Monhegan Store".

Richard read a summation of his understanding of what the Land Acquisition Committee decided at their meeting of 10-07-02. The issue of property tax, the resale formula and possible mortgage payments were discussed.

The Trustees will schedule an informational meeting for potential applicants concerning the Bell property. This meeting will consist of an overview of MISCA, the price of the offered properties, an explanation of the perpetual affordability covenants and information about the condo agreement.

The Land Acquisition Committee will meet at the Bell property Tuesday, 10-15-02 at 4:00 P.M.

Jessica gave a Treasurer's Report. The balance in the checking account is \$25.64.

The Trustee's all voted in favor of accepting \$1000 donations from Bruce and Olga Hausser, and from David and Anne Emerson.

Billy read a letter from Peter Boehmer. Tralice addressed the concerns in the letter.

Meeting adjourned at 7:25 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 10-22-02

Date Accepted: 10-22-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-16-02
5:00 P.M. at the Library

Present: Doug Boynton, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Alice Boynton, Susan McDonough, Holden Nelson, Matt Weber, Martha Yandle.

Meeting was called to order at 5:05 P.M.

The minutes of 10-08-02 were read. All Trustees' accepted the minutes with amendments.

Doug gave a report on the progress on the Bell property. The details of the septic system are still being worked on. The purchase and sales agreement will be amended in three places. Page one will be amended to read "\$417,000.00" instead of "\$430,00.00". Page five will be amended with the addition of "E. Buyer's satisfaction with acquisition of legally enforceable septic system easements." Page five will also be amended by the removal of the last sentence in the second to last paragraph which stated, "Prior to closing, Seller agrees to secure all necessary, legally enforceable easements for the existing septic system." All Trustees' voted in favor of these amendments.

Alice reported that Mo Oberman and Arline Simone have volunteered to design a logo and all related stationary for MISCA.

Alice will file papers with LURC on 10-17-02.

Billy reported on the Research and Review Committee's progress. He presented a written report to the Trustees. Billy is drafting a letter that will be sent to all individual donors of \$1000.00 or more. Richard moved to accept the Committee report with amendments. All Trustees' voted in favor.

Jessica gave a Treasurer's report. It was decided that when Jessica receives a check for more than \$300.00, she will deposit the check, tell the President about the check and he will write a thank-you letter. We have received dues of \$1050.00 and contributions of 23,350.00. We have paid \$10,250.00 for a down payment on the Bell property. This leaves \$26,025.64 in our account.

Warrant #0002 was signed for \$50.00 for a LURC application.

Discussion ensued about a letter sent by Peter Boehmer. Discussion was tabled until Peter is at a meeting to answer questions about his website.

The Land Acquisition Committee met 10-07-02. The committee needs to decide the price of the two apartments, determine the ground lease agreement and finalize the condo

maintenance agreement. The committee may need more than one meeting to finalize these decisions.

A motion was made that working figures be determined. The upstairs apartment was set at \$90,000.00. The downstairs apartment was set at \$27,000.00. The retail space was set at \$8.00 a square foot. Doug and Richard voted in favor of this motion. Billy voted against this motion.

The next meeting is on 10-22-02 at 5:00 P.M. at the Library.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 10-29-02

Date Accepted: 10-30-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-22-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Billy Payne, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Alice Boynton, Reba Fowler, Barbara Hitchcock, Kathie Iannicelli, Matt Weber, Martha Yandle and Stacy Croscetti.

Meeting called to order at 5:05 P.M.

Minutes from meeting of 10-16-02 were read. All Trustees accepted minutes with amendments.

Treasurer Report: Balance in account is \$24,150.64. There is approximately \$5,000.00 in checks to be deposited. Jessica will submit form to the state that allows us to operate under an "assumed" name, that being MISCA. Cost of filing is \$5.00. We have received an invoice from Genesis for \$3,250.00 for the technical assistance invoice dated 9-26-02. Billy Payne is paying \$300.00 of an expense invoice dated 9-26-02 from Genesis. MISCA will pay the balance.

A book for MISCA's photocopying charges has been set up at the Library. Martha Yandle and Richard Farrell have donated \$180.00 to the Library to help cover the cost of the photocopying bill.

Membership Committee Report: Tralice reported that the committee met once and began the process of writing a thank you letter for membership checks. The Membership Committee will give Mo Oberman guidance for what we would like included on a membership card.

Land Acquisition Committee Report: Doug reported that Ben Odom's lawyer is drawing up a legal document for the septic easement. Ben estimates the cost at \$350.00. At Doug's motion, all Trustee's voted in favor of MISCA paying the legal fees for the septic easement. MISCA will have a survey done of the property at some point after the septic easement is clarified. Matt Weber has volunteered to organize a group of people to dig a trench for the new septic line. He is looking for volunteers. Doug plans on meeting with MISCA's lawyer on October 25, 2002.

Research and Review Committee Report: Billy reported that the committee met on 10-18-02. The committee finished the MBNA grant review. The committee also drafted a letter for donors of \$1,000.00 and higher. A question was raised about offering the donor the choice of earmarking their donation. The Trustee's voted to alter the policy concerning donations of \$1,000.00 or more. A motion was made to strike A and C1. Doug, Richard and Tralice voted in favor of the motion. Billy voted against the motion. Billy will submit a revised letter for the next meeting.

Finance Committee Report: The committee has been studying information from the Institute for Economic Development. No system has been finalized at this point.

Discussion about the MBNA Conservation Grant, also called the Historic and Preservation Grant, ensued. Because MISCA has chosen to buy existing homes rather than build, we qualify for the Conservation aspect of the grant. A motion was made that we apply for the grant. Richard and Tralice voted in favor of the motion. Billy and Doug voted against the motion. MISCA will not apply for the grant.

The next meeting is on 10-30-02 at 5:00 P.M. at the Library.

Meeting adjourned at 7:35 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 11-07-02

Date Accepted: 11-08-02

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-30-02
5:00 P.M. at the Library

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Ricki Boehmer, Alice Boynton, Barbara Hitchcock, Kathie Iannicelli, Susan McDonough and Martha Yandle.

Meeting called to order at 5:08 P.M.

Minutes from 10-22-02 meeting read and accepted with amendments by all Trustees.

Treasurer's Report: The checking account balance is approximately \$31,420. We have approximately \$5,600.00 in checks waiting to be cashed. We need approximately 27,000.00 plus some associated costs for the closing on the Bell property.

All Trustees voted in favor of Doug's motion to allow \$34,000.00 to be spent on down payment and associated closing costs at the signing on 10-31-02.

Research and Review Committee Report: The Committee recommends that the Trustees accept any donation from local organizations. This would include the boat lines. The Committee also recommends that a follow-up questionnaire be sent to any local organizations. The Chappell and Noyes organization checks have not been received but are needed by next week. Doug will let both organizations know that they can now send the checks. All Trustee's voted in favor of Doug's motion to accept all local organizations checks and send them follow up paperwork. All Trustees voted in favor of Doug's motion to accept donations from the Hardy Boat, the Island Inn and the Monhegan Community Church.

Finance Committee Report: The Committee worked on a membership card and a dues form. They will bring possibilities to the next meeting. Ben Odom offered to donate the one-write system. The Finance Committee recommends using a regular checkbook and not accepting Ben's generous offer. The Committee is also working on setting up an accounting system based on information from I.C.E. They recommend using one checkbook with three funds, those being an operating fund, a property acquisition fund and a property management fund. They will continue to work on this process. They have determined that membership dues are tax-exempt unless the person is getting something of monetary value for those membership dues.

President's Report: The 501c3 came back with one question—how do you call yourself affordable is the cost of a house is \$250,000.00? There were also two unchecked boxes. Beth is answering the question and returning the form.

We have permission to put the septic tank in the Whibley foundation and to run a line down to the line that goes under Robert and Sherm's ramp. Doug is working with Ray Lewis in Boothbay about insurance and Trustee's insurance. Doug is still planning to meet with the lawyer.

There will be a meeting at 4:00 P.M. on Monday, Nov. 4 at the MISCA house to finalize the information for the sale of the condominiums.

There will be an informational meeting about the sale of the condominiums at 5:00 P.M. on Tuesday, Nov. 5 at the MISCA house.

The deadline for applications is 11-07-02.

The applications will be reviewed on 11-08-02.

All Trustees voted in favor of these meeting times.

Kathie is still working on the MICA letter to let the donors know that the MICA money has been donated to MISCA.

Every donation over \$250.00 needs an acknowledgement for tax purposes.

All Trustees' approved Doug's motion to authorize \$180.00 to send the MICA letter.

Peter has offered to let MISCA control the information about the program on his website. He would then bill us, possibly \$500.00 but excuse the debt and consider that a donation.

New business: Alice reported that she has been speaking with LURC and they are interested in working in conjunction with MISCA.

Meeting adjourned at 6:35 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 11-10-02

Date Accepted: 01-30-03

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
11-08-02
5:00 P.M. at the MISCA House

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Pamela Rollinger, Jessica Stevens, Peter Boehmer, Rickie Boehmer, Reba Fowler, Barbara Hitchcock, Kathie Iannicelli, Jenn Pye, Matt Weber, Martha Yandle.

Meeting called to order at 5:30 P.M. Minutes from 10-30-02 were read and accepted by all Trustees with amendments.

Tralice gave a report on the progress of the Bell property. The Trustees met to work on the covenants, condo association and purchase and sales agreement. The Trustees are waiting for technical work that will not be completed until late December. As this part of the process is unfinished, the applicants are unable to go to the bank for a mortgage. In order to offer some assurance to an applicant, the Trustees worked on a lease that could serve as an interim guarantee until the bank can respond concerning a mortgage. The upstairs condo would be offered up to a five-year lease that is tied to a first right of refusal for the retail space. Discussion ensued about this possibility.

The Trustees chose November 18, 2002 as the deadline for acceptance or rejection of the lease offer by the applicant. If the applicant chooses to pursue the lease offer, the Trustees will authorize Richard and Jessica to sign the lease in order to allow the applicant to begin moving into the property. On Doug's motion, all Trustees voted in favor of this option.

All Trustees voted in favor of accepting the letter written by Kathie Iannicelli that addresses the transfer of Friends of MICA funds to MISCA.

Peter would like all accepted minutes to be forwarded to him.

Barbara Hitchcock gave a brief statement about the history of the bingo money that she and Karen Wincapaw have donated to MISCA. The approximately \$800 was a combination of money from a fund-raising campaign to clean-up the island during the 1980's and money left over from the bingo fund that Barbara and Karen collected and managed during the 1990's.

No meetings scheduled until late November. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Pamela Rollinger
Secretary

Draft Date: 01-29-03

Date Accepted: 01-30-03

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
December 31, 2002
1:30 P.M. at Tribler Cottage

Present: Doug Boynton, Tralice Bracy, Richard Farrell, Jessica Stevens

Meeting called to order at 1:45 P.M.

Review of Grant Report: Comments were made on Tralice's first draft of the final report for the Maine Housing Technical Assistance Consortium grant awarded 10-23-02.

IRS 501c3 Application: General difficulties encountered in the application process were discussed. The trustees considered appealing the decision and other actions if the application is denied. Beth McPherson's second draft of the response to the IRS's November 27 request for more information about MISCA was reviewed, as well as attachments assembled by Richard and Jes. Jes will make revisions and mail the materials by Jan. 2.

Financial:

Doug requested that he be reimbursed \$1,000 of the \$2,000 he paid with personal funds for the Bell Property appraisal. Tralice paid for the autumn membership mailing and wants to be reimbursed only for a portion (\$95.70) of the cost. Tralice gave Jes a donation from Tom Martin.

Jes reported that absence of trustees from the island and the slowness of the mail makes it difficult to pay the mortgage on time. All trustees voted in favor of Doug's motion to authorize the treasurer to spend up to \$2,000/month to pay the monthly loan payment on the Bell Property.

Bell Property Rent: December upstairs apartment rent was received. Jes & Richard reported that according to the lease, rent was due from the lease signing date through November 30. Richard notified the tenant in writing in Dec. Discussion ensued regarding the appropriateness of charging any November rent since the septic and propane were disconnected without the tenant's prior knowledge. The trustees agreed to waive the November, 2002 rent.

Invoices related to septic removal and installation were reviewed and okayed.

Doug reported that a heater for the DEP water treatment unit will be needed and he suggested that MISCA share the cost of the heater with the DEP. The heater could provide back-up heat for the building. Richard thinks that heater tape or a propane heater is needed under the post office.

Jes reported problems with the power company billing for the Bell Property. Doug will request that the power company bill the post office separately.

Jes reported that MISCA owes the library over \$300 for photocopying. Tralice suggested that the trustees consider buying a photocopier. Jes will request a bill from the library.

The invoice for commercial multi-peril insurance on the Bell Property was discussed. The insurance is expensive but necessary. The question was asked – is the cost split between owners in the condo association?

Jes reported that she has been paying for MISCA's postage and will ask for reimbursement soon.

Jes reported that the Membership Committee will meet soon to create a process for okaying membership/donor checks thereby relieving the treasurer of some responsibility.

Printing: Doug reported that Moe Oberman has created a MISCA logo and Alice asked Moe to have stationary printed. Jes reported that the Membership Committee will be making postcards to use for acknowledgement of membership dues and small donations.

Fundraising Committee Report: Beth M. has a meeting Jan. 8 concerning Community Block Grants. Doug reported that, surprisingly, he was approached by a person interested in giving MISCA a grant. Doug will look into the Betty Noyes Foundation once the 501(c)(3) application is settled.

Bell Property Development: Discussion of condos, survey, and reconfiguration of the downstairs apartment was tabled. Doug mentioned that a surveyor must look at the building soon. Jes reported that the LURC permit arrived. Doug suggested that time be spent ripping apart the downstairs apartment soon via help from some sternmen. Jes said she heard that recently a pipe burst in the wall of the downstairs apartment and Ed Donegan shut the water off.

Marian has all the keys to the Bell Property currently.

The next meeting agenda will be 1) general update on MISCA activities, 2) discuss all matters related to Bell Property, 3) other.

The next meeting is on January 15, 2003 at 5:00 P.M. at the Library.

Meeting adjourned at 3:55 P.M.

Respectfully submitted,

Jessica Stevens
Treasurer