

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
2-25-05
4:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Kathie Iannicelli.

Meeting called at 4:05 P.M.

Minutes for 12-8-04 were read and accepted by all Trustees.

Fundraising report: Doug thanked all who worked on that process. He gave a special thanks to Kathie for handling the thank you notes related to this fundraising.

Doug has been at four meetings and has been working on three possibilities for fundraising. Doug and Richard met yesterday and decided that the fundraising committee needs to be a larger committee. They are trying to expand the hotel donations. Tribler and the Trailing Yew raised over \$4000 in 2004. The Island Inn is joining the effort this year. Six cottage owners are willing to give \$25.00 a week to MISCA. We will continue to encourage cottage owners to donate.

Genesis Fund: Maine Community Association Jane Group has \$100,000 this year and next year for island communities. Doug is on the review committee. This brings attention to island housing problems. Expect requests in the \$5000-\$20,000 range. There are a total of eight members including five representatives from islands, one from Genesis, one from the Island Institute and one from the Maine Community Association. Garrett from Genesis is working on a cost of living study to help us.

Maine Islands Coalition update: Doug is on this committee. People from fourteen islands will meet four times a year at the Island Institute to discuss and work on the common island problems. Doug thinks the town should have a representative on this committee.

Kathie suggestion: The Church had a meeting because a member thought they should be doing more. As a group the church would like to coordinate a weekly dance in the schoolhouse, sponsored by an organization each week (ie. MISCA, MERS, Monhegan Associates). Possibly MISCA could get some visibility by sponsoring one/some of these. Doug thought this sounded good. Looking for both year round resident and seasonal resident input.

Mortgage information: We signed a 25-year mortgage. The balance of the principle is \$210,651.60 on 1-31-05. The mortgage was signed mid-February. Payment is \$1434.67 per month.

We are currently raising money for another building. Do we want to start a new account for this? Discussion ensued and it was decided that we would earmark the money but not start a new account.

Treasurer's report: warrant #002-2005 for \$4733.45 was signed. Tara has done research on a notebook computer to allow us to move out of Jess' house. Discussion ensued. Tara will continue researching and we will discuss again.

At town meeting we will be requesting \$10,000 from the town to be used for a matching grant of up to \$15,000 from the Jane Fund.

Post office issues were discussed. The lights need new ballasts. Matt will talk to Chris, order lights and install them. Stewart is no longer interested in shoveling the porch and roof. Matt will speak with Trina about the job. The screen door is still on. Matt will look into a new door with an opening window and try to get rid of the screen door.

A question was asked about the \$10,000 MISCA is required to keep in our account from a former grant. Jess is working on resolving this issue.

MICA (Monhegan Island Condominium Association) info: Doug will speak to Victor about his willingness to work on the leaking roof and deck.

Meeting adjourned at 5:12. P.M.

Respectively submitted,

Secretary

Monhegan Island Sustainable Community Association
Special Meeting of Trustees
5-7-05
5:00 at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Chris Cash, Susan McDonough, Jess Stevens, Kathie Iannicelli, Susan Gilbert and Erica Millette.

Meeting called at 5:00 P.M.

Report on Maine Coalition Meeting: Jane Coalition Trust is officially open. Garrett from Genesis things we should apply for \$25,000.

Discussion ensued about the Scaff house:

He is interested in selling if we can meet the buying price of \$500,000. Ted Tihansky and Alison Hill are interested in buying. They have the ability to get a mortgage. The probable price to them would be \$250,000. Matt Weber is interested in buying a portion of the land to build a house.

Budget: \$250,000 house, \$50-60,000 right to build on land, \$200,000 MISCA. If we had a \$100,000 raised through the following: \$25,000 Jane Fund, \$20,000 new house fund, \$5000 Monhegan Associates, \$10,000 town and we would raise \$40,000.

Scaff would like to sell in August. We need to identify any prospective buyers and arrange for a purchase and sales agreement.

Meeting adjourned at 5:30 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
5-11-05
5:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Alice Boynton, Angela Burroughs, Chris Cash, Barbara Hitchcock, Kathie Ianicelli, Jess Stevens, Erica Millette, Susan McDonough, Jenn Pye and Matt Weber.

Meeting called at 5:00 P.M.

Minutes from 2-25-05 were read and approved by all Trustees.

Doug is working on the application for a \$25,000 grant from the Jane Trust, Genesis and the Maine Community Association.

Matt Weber has spoken to the bank concerning a mortgage. They are willing to work with him. A question was raised whether MISCA has an obligation to pay for part of the house construction cost.

Discussion ensued about lot size, how is the land right bought back by MISCA and septic issues. The lot size isn't as issue as the lot will be owned by one person/organization.

Discussion ensued about a proposition that MISCA take a \$500,000 mortgage on the Chris Scaff property.

The application process: Alice gave four registration forms to the Board- Angela, Matt W., Rich Shea and Chris Cash. Alice will notify everyone on the registration list after the Trustees name the building and have an information meeting. The Trustees will approve an information meeting on June 1st and the deadline for applications will be June 21st.

Discussion ensued about the budget: Victor has submitted an estimate of \$15,00 for repair of the leaking roof/proch on the south side of the MISCA building. The time frame will be mid-late July.

Motion: to accept Victor's estimate for repair and renovation was approved by all Trustees.

Doug is looking for volunteers to help repair the flashing on the windows on the north side of the building to fix the leak in the Post Office.

Grant info: The Rural Housing and Economic Development Grant is a huge application but Chris feels it would be worth doing for the next year.

We now have a DUNS & Bradstreet number. Thanks to Jess for completing that process. This number allows us to apply for any federal grants.

Chris recommends that we apply for a Betterment Fund Grant. The deadline is July 31st and granted in September. This grant is usually \$25,000-\$50,000.

We need to decide who is our authorized organization representative.

Doug has been investigating grant options and thinks we need to apply for the Libra Fund (Betty Noyes Foundation). Chris will review this and write a list of grants and timelines for our use.

Annual Meeting info: we need to reserve July 19th at the church for the meeting. Notices must be sent to membership by July 2nd. Trustees should amend section 12 of the temporary by-laws to extend the temporary status for another year. All Trustees voted yes on this idea. Jess will work on the change and bring to a future meeting. The Nominating committee needs to let the Secretary know who has been nominated in order to notify the Trustees.

It was noted that Ed should be getting copies of the minutes. Pamela will send copies.

We should include a note about the new house to the annual meeting notification.

Next meeting is 5-19-05 at the Library at 5:00 P.M.

Respectively submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
5-19-05
5:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Pamela Rollinger, Alice Boynton, Alison Hill, Barbara Hitchcock, Susan McDonough, Jess Stevens and Margo Sullivan.

Meeting called at 5:05 P.M.

Minutes from 4-25-05 and 5-11-05 were read and approved by all Trustees.

The Nominating Committee notice was read.

Doug, Alice and Angela Iannicelli went to the LURC Outreach to Islands meeting. Fred Todd, the code enforcement and chief policy make and Commissioner Steve White were there. Both were enthusiastic and supportive of MISCA's work. Commissioner White was very supportive of plans for the Scaff property. Fred Todd suggested we try to make the property work within LURC's existing guidelines. Both believe that MISCA can address the four specific areas that need to be met to receive a variance. Doug thinks we could have the variance approved at the July LURC Commissioners Meeting. We need a purchase and sales agreement in order to apply for a fall variance.

Discussion ensued concerning whether MISCA wants to pursue this purchase if the lot cannot be subdivided. All Trustees informally agreed that we would still be interested.

Doug went to the Scaff property with Ted Tihansky and Alison Hill. They spoke with Mary Ann Boody about a second house and the road possibilities. Her only concern is that the ambulance is able to have access to her house.

Beth at Genesis recommends that we pursue a P&S agreement. She is trying to arrange a meeting with the bank around June 1st.

Motion: Pursue the process of securing a P&S agreement with Chris Scaff before June 1st. All Trustees voted in favor of motion.

Doug will call Pam Kenniston at Camden Bank to arrange a meeting for Alison for next week.

Alice will notify everyone on the list and ask all to begin the pre-approval process with the bank if they are interested in this property.

Meeting adjourned at 5:30 P.M.

Respectfully submitted,

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of the Trustees
6-18-05
5:30 P.M. at Monhegan Library

Present: Doug Boyton, Richard Farrell, Matt Schweier, Pamela Rollinger, Tara Hire, Jess Stevens, Corlis Carroll, Helen Prince, Bob Bartels, Matt Weber, Lucas Chioffie, Barbara Hitchcock, Angela Ianicelli, Tom Truitt, JoAnn Scott, Ann Bartels and Susan McDonough.

Meeting called at 5:34 P.M.

Minutes from 5-19-05 were read and approved by all Trustees.

Chris Scaff has decided not to sell his house. Doug suggested we send Chris a letter thanking him for considering selling to MISCA. Chris said he would keep MISCA in mind if he decided to put the house back on the market.

We are now working toward building a fund to purchase a new house and need to be ready if another house becomes available.

Matt Schweier would like us to continue the dialogue about how to handle building a house if land is either donated or becomes available for purchase. To that end, Ted Hoskins has offered his help in the building process. If we have a foundation, Ted could bring a crew and put the house up in 2-3 weeks.

The details of building need to be discussed. As this is policy and procedure work it was suggested that a committee work on these issues. Matt S., Tara, Pamela and Matt W. volunteered. Margo Sullivan was mentioned as a member of the summer community who might be interested in working on this committee.

The Eligibility Committee needs to be re-formed. Jess, Richard and Matt S. will work on this. We would like an interested summer resident for this committee as well.

A review of the houses for sale: Zoe Zanidakis house is currently under contract with Bruce and Jan Kornbluth with a closing scheduled Tuesday. It was suggested that we might ask the Kornbluth's if they are interested in re-selling to MISCA. The Jacobson house is for sale for \$363,000. The cost to winterize would be significant. The Boehmer's is for sale for \$700,000. Nobody has spoken to them. There is close to an acre of land with this house.

A balloon payment was suggested as a possible way for us to think about financing a new house. Jess questioned whether or not we are contributing to the problem if we buy houses at extremely high prices.

Matt W. suggested the Town and the Associates work on having survey's done to clarify some of the questions concerning what land is available. Lucas, the second assessor, stated it would be at least two years until the town would be able to identify land that may be available. Discussion ensued concerning land/tax issues.

Treasurer's report: Warrant 005-2005 was corrected and initialized for \$1214.04. The checkbook balance is \$62,513 including the \$20,000 for the new house fund.

Tara will find out the amount raised by membership last fall. It is likely that MISCA will get \$5000 from the Monhegan Associates for the new house fund.

We will apply for the Lida Underhill Trust again. Corlis will send a copy of her letter to someone at the Underhill Committee.

Tara is working on the MISCA sponsored dance and would love some help.

We need to work on fundraising. It was suggested we have a bi-weekly information meeting and show the Genesis film. We will discuss this idea later.

Past Treasurer business: Jess raised the issue of the \$1050 in back rent still due from Matt LaGallo. Discussion ensued. It was noted that it might be pointless to pursue him. It was also noted that we might have a legal responsibility to pursue the matter. There was no formal decision about whether to pursue this issue. Matt LaGallo is still on the eligibility list.

Doug made a motion to eliminate Matt from the eligibility list and then retracted the motion. The Trustees will consider this with advice from the Eligibility Committee.

The Zanidakis/Kornbluth house was brought up. We should find out if anyone is interested in living in this house before we approach the Kornbluth's. Discussion ensued with an informal decision not to pursue this matter.

New Business: Matt Schweier signed for a registered letter from the Post Office concerning doors and leaks. Doug said the leaks will be fixed by the end of August.

Meeting was adjourned at 6:40 P.M.

Respectively submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)

Special Meeting of the Trustees

7-7-05

5:30 P.M. at the Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Ed Deci, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Corlis Carroll, Chris Cash, Livka Farrell, Fuzz Freeze, Susan McDonough, Emily Morse, Judy Weber and Matt Weber,

Meeting called at 5:33 P.M.

Minutes from 6-18-05 were read and approved by Trustees.

Summer activities: A membership drive was suggested as a way to get information about MISCA to the public. Some ideas were to laminate brochures for the rope shed and putting some posters up. Chris Cash will work on a poster.

Doug has found that people are most interested in giving money for a specific project.

A question was raised concerning MISCA offering rental properties and building/buying duplexes. Landlord responsibility would increase.

The possibility of buying the Boehmer house was raised. Could the two outbuildings be made into separate living quarters?

Doug has been meeting with the Island Institute and LURC. A Fellow might be coming here to work on comprehensive planning. It would be in our interest to help with a comprehensive plan. Discussion ensued.

Motion: Richard will write a letter supporting the comprehensive planning effort. All Trustees voted in favor of motion.

More discussion ensued concerning rental issues and long term goals of MISCA. MISCA needs to be a more visible presence.

Livka has made an apron entitled "Island Nations"-Monhegan, New Zealand, Iceland and Ireland. She want to raffle this as a fund raiser for MISCA.

Terrly Kelly, who heads the affordable housing project on Mt. Desert Island, has been in contact with Corlis. We will continue this exchange of information.

Corlis' raffle has currently raised \$2500. The raffle has been extended to 9/15/05.

Motion: the last showing of the Genesis film and the raffle drawing will be held on September 8th. All Trustees voted in favor.

The Land Acquisition Committee will meet Sunday at 5:00 P.M. at the Black Duck to discuss the possibility of the Boehmer property.

Matt LaGallo's back rent was discussed. Barbara asked that we pursue this to show good faith to contributors. We also need to have a paper trail for tax purposes. Doug will speak to our lawyer and report back.

August 13th is the MISCA sponsored dance. "Under the Sea" is the theme.

Post Office landlord issues. Matt will respond in writing. The leak will be fixed by the end of August. Doug will plane the back screen door and windows with the next three days. Matt is talking with the Post Office management about the front door.

Meeting adjourned at 6:29 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
7-18-06
8:15 at Monhegan Church

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of the Trustees
8-15-05
5:30 P.M. at the Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Ed Deci, Richard Farrell, Tara Hire, Pamela Rollinger, Corlis Carroll, Livka Farrell, Norma Kaplis and Jess Stevens.

Meeting was called at 5:31 P.M.

Minutes from 7-7-05 were read and approved by Trustees.

Trustees appointed Officers as follows: Doug Boynton-President, Richard Farrell-Vice President, Tara Hire-Treasurer, Pamela Rollinger-Secretary and Jess Stevens-Registered Agent. All committees remain the same.

MISCA building update: In an attempt to fix the leaks in the Post Office and the downstairs apartment, the door on the upper level apartment was replaced with a window, all windows were re-flashed and the wall was re-shingled. Doug advised that the windows be further insulated from the inside. The Post Office leak appears to be corrected. The lower apartment did leak during the last storm.

Fundraising: The slide show and lobster talk were well received and raised \$350. The MISCA sponsored dance raised \$500 after costs. Thank you to Tara for organizing the dance. Thank you also to Patrick Guyer for donating his services as d.j. Doug will show the Genesis film one more time before Labor Day. Tara and Jess will organize a panel of women to give a talk about winter from a woman's perspective. This panel discussion will follow the Genesis film.

Tom Truitt's "yearbook" was discussed. Concerns about the legalities of publishing photographs of people were raised. The book will give a net profit of \$4 per book to MISCA. Tom has asked if MISCA would like to add a statement to the brochure. All Trustees voted no.

Norma raised the idea of MISCA beginning to handle cottage rentals as a way of fundraising and possibly offering an employment opportunity to a year-round resident. Discussion ensued and no action was taken.

We have applied for a Betterment Fund Grant. Doug suggests we also apply for the Island Challenge Fund Grant, which is available for \$3000-5000. Discussion ensued as to whether we could use this grant for a septic system upgrade on the MISCA building. Matt will speak with Shermie about the possibility of sharing a leach field. We need a site evaluation. This costs about \$3000. Using the money to finish a MISCA office space is another possibility. Richard, Tara, Pam and Jess will get together to have an informal office discussion.

Doug raised the question of whether the money we have set aside for a new house could be used to pay down the current mortgage. Discussion ensued. Doug will discuss the options with the bank and report at the next meeting.

Meeting adjourned at 6:38 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of the Trustees
9-2-05
5:30 P.M. at the Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Ann Bartels, Bob Bartels, Mary Ann Boody, Corlis Carroll, Livka Farrell, Alison Hill, Barbara Hitchcock, Helen Prince, Bob Smith, Bob Stahl, Carol Stahl and Matt Weber.

Meeting called at 5:30 P.M.

Minutes from 8-15-05 were read and approved by Trustees.

Scaff property: Doug presented an overview of the possible Scaff property purchase. Discussion about the possibility of a second house being built on the property ensued. Note: MISCA needs to insure fire and ambulance access to the Boody property.

Discussion about the broad money picture for the Scaff property ensued. That breakdown: 260,000 for house, 60,000 for right to build, 50,000 MISCA, 25,000 Island Challenge Fund, 20,000 Don Stone raffle, 100,000 Tom Chappell (2 yearly installments as loan from Genesis with 6% interest), 30,000 fundraising drive for a total of \$545,000. Mortgage would be for 30,000.

The next step in this process will be to sign the P&S agreement with Chris Scaff. Discussion concerning contingency plans for building with second building ensued with no final decision.

Motion: Proceed with the purchase of the Scaff property and proceed with the P&S agreement during the next week. All Trustees voted in favor.

Warrant #008-2005 for \$1669.19 was signed.

Meeting adjourned at 6:30 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
10-21-04
5:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Al Crocetti, Stacy Crocetti, Barbara Hitchcock, Ray Hydusik, Helen Prince, Jenn Pye and Jess Stevens.

Meeting called at 5:09 P.M.

Minutes from 9-23-04 were read. All Trustees approved minutes as amended.

New Business: Sale of Condo B to Ray Hydusik is scheduled for 10-26-04.

MISCA need to renegotiate our interest-only mortgage by the end of October. Discussion ensued concerning continuing with an interest only mortgage vs. obtaining a regular mortgage. Richard would like to see a financial statement for the building expenses before we make a decision.

We have approximately \$51,000 in account and have paid taxes and insurance. We expect to receive \$10,000.00 from the town. It was suggested we set aside \$20,000 for repair work.

The Trustees all voted in favor of sending the bank a balloon payment of \$41,000. Jess reminded us that we have a loan/grant obligation that requires us to keep a certain amount in the account. She and Jenn will investigate that matter.

The Fundraising committee met three times. They discussed a capital fundraising project with a goal of \$500,000 to pay down current building and begin the process of purchasing a second building. We would like to send letter by the second week in December. Richard will write the letter.

A question was raised as to who is being sent the letter. We have our own list but would like input from other lists. Doug will ask John Murdock and Mary Ann Boody about rental mailing lists. He will also get approval to use the Library and Monhegan Associates lists. We need approximately \$250 for postage for 700 letters.

An art auction has been discussed as a fundraising possibility. Corlis Carroll is raffling an original painting for fundraising purposes.

Livka Farrell has offered to work with MISCA on grant writing.

Warrant 009-2004 for \$1396.21 was signed.

Laundry update: DEP wells cannot be used for laundry. This leaves the option of no laundry in winter or using the current cistern. It was suggested that we monitor the increase in electric use and look at it in a few months.

MISCA office: There is no long-term solution yet. We should have a meeting specifically about his issue.

Ray would like a more adequate heater. If the heater that Don Stone donated will work, the one panel heater currently at Ray's can be put downstairs for a permanent heat source in the basement.

A condo association needs to be formed. Richard proposes a non-trustee be the MISCA representative on the condo board to help have a more independent board. He will ask around for interested parties.

Meeting adjourned at 6:15 P.M.

Respectively submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
11-8-04
4:00 P.M. at Monhegan Library

Present: Doug Boynton, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Corlis Carroll, Livka Farrell, Susan Gilbert, Barbara Hitchcock, Susan McDonough and Jess Stevens.

Meeting called at 4:15 P.M.

Minutes from 10-21-04 were approved as amended by all Trustees.

MISCA Mortgage update: paperwork needs to be finished and renegotiated by the end of the month. One of our grants stipulates that \$10,000 needs to be retained in the checking account until those grant requirements are fulfilled. We have approximately \$56,000. in account. The town will give MISCA \$10,000 in January.

Marie Silber Nitchman bequested \$10,000 to MISCA.

Warrant #010-2004 for \$43,487.31 was signed by Trustees.

Marian Chioffie has agreed to be MISCA's representative to MICA. All Trustees approved this appointment.

Snow removal for the Post Office was discussed. Matt S. will ask Stewart if he is interested.

The electric problem in the storage room at Black Duck was discussed. Currently water runs down the wall and into the electric box in the basement. No immediate solution was found.

When MICA has met, someone will talk to Victor about roof and deck issue and attempt to come up with a solution.

Susan Gilbert raised her request to rent the DEP space. She would like to know if there's a firm "No" or it is still a possibility.

Fundraising: Richard has written a letter. Corlis has offered to complete the mailing. Tara will work with Corlis to finalize new membership cards to be included in the mailing. Using our existing stationary, Corlis will reformat the letter, print, stuff and mail. Doug has offered to donate the cost of stamps. After discussion it was decided to cut a check for \$500 to Corlis to cover the immediate costs of printing. Corlis is sending a fundraising/raffle letter using MISCA's mailing list in April. MISCA will consider whether that would be a good time to send a second membership notice. No decision was made.

Livka presented some ideas about grant writing for MISCA. There is an “office equipment grant” set up for 501 c-e organizations for “gifts in kind”. The organization pays \$200 and is then provided with the office equipment. Livka would like to know what we would like. It was suggested this may be a way to receive help with the septic system and that we apply for a grant available from the History Channel. We should speak with Beth McPherson of Genesis. She has told us we can re-apply for a couple of grants we’ve already received.

We need to form a committee to address the desired office space. Jess, Tara and Marian were appointed with the approval of all Trustees.

Meeting adjourned at 5:30 P.M.

Respectfully submitted,

Secretary