

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of the Trustees
2-24-06
1:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Chris Cash and Jess Stevens.

Meeting called at 1:07 P.M.

Minutes from 1-16-06 meeting were read and approved by all Trustees.

Matt Weber's building permit update. The permit will probably be denied. Doug has been corresponding with Susan Burns of LURC. She is dealing with island comprehensive planning and affordable housing. They have discussed the idea of an island fellow coming to Monhegan and working in conjunction with Monhegan. The question was raised concerning affordable housing on the island being handled as the maritime zone was handled. Susan has not responded. The maritime zone planning committee used a planner. MISCA should too.

Motion: MISCA will ask at town meeting for \$2000 to hire a planner. All Trustees voted in favor of motion. Richard will write the article and try to get it on the warrant.

MISCA building septic: We need a plan. A site evaluator is about \$300-400. We need to discuss the options for overboard discharge with Sherm and Robert. We need to discuss drip options with Shermie.

Motion: Matt S. will hire a site evaluator for the MISCA building septic. All Trustees voted in favor of motion.

Matt would like some input on the deck application for the MISCA building. Lucas, Richard and Matt will meet with Victor,

An Affordable Housing conference will be held in Belfast the weekend of April 28th. Terry Kelley from Mount Desert will be there. Doug encourages people to attend.

Alyson Mayo is putting together a pamphlet for the conference. Pam and Tara will work on her questions.

Chris Cash is working on a rural housing and economic development grant for the septic.

Jess reported that we have sold 105 tickets for the Don Stone raffle. The painting leaves Archipeligo this week. The Farnsworth might display the painting. The Maine Lighthouse Museum might also be a possibility for display.

Warrant #001-2006 for \$263.30 dated 1-16-06 and warrant #002-2006 for \$5483.66 dated 2-24-06 were signed.

Meeting adjourned at 2:30 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
8-9-06

5:30 P.M. at the Monhegan Church

Present: Doug Boynton, Corlis Carroll, Donna Cundy, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Kathie Iannicelli, Jess Stevens, Gail LaValle, Carol Ducek, Bob Bartels, Jean Kennedy Smith, Kay Gregory, Russell Gregory, Helen Prince, Carol Stahl, Tom Truitt, Barbara Hitchcock, Matt Weber, Alan Faller, Ruth Faller, Susan McDonough, Bob Smith, Penny Smith, Alice Boynton, Ed Deci, Norma Kaplis, Livka Farrell, Catherine Gill, Chris Cash and Joan Rappaport.

Meeting called at 5:45 P.M.

Doug and Alice Boynton reported on the housing conference and LURC meeting held in Kingsfield. Both spoke with Susan Burns of LURC. Doug suggests we ask for a specific exemption to density rules for island affordable housing. This would precede the LURC rule change.

Matt Weber has received official denial on his application. He now needs to ask for the denial to be reversed.

The next Commissioner meeting will be September 6, 2006 in Rockland at the Trade Winds. The Trustees will craft a sentence that requests a density bonus specifically for MISCA. This bonus would lower the 40,000 square foot requirement to 20,000 square feet.

It was suggested that a petition be started. Corlis will handle this.

LURC received a \$10,000 grant from a software company to map boundry lines using a GPS system. Staff members from LURC will come in September to work on this project. Doug will ask them to send a one-page synopsis of the program.

The Island Coalition, a multi-island group, has been formed with the help of the Island Institute. Community members from 14 islands will meet four times a year to identify issues specific to the islands. The group has discussed forming another group to lobby the State Legislature to address those island issues, specifically, affordable housing. The Island Coalition is starting an island cost of living study.

We have a \$10,000 grant for capacity enhancement that may be at least partially used to work on acquiring high speed internet for the island. There may be money available to pay someone to coordinate the effort. Donna will look into this possibility beginning with Chris Smith and then Jason Philbrick, owner of Midcoast Internet Solutions.

Discussion ensued concerning the problems facing MISCA in terms of cost of houses on the market. Ed raised the issue of where MISCA goes from here.

Corlis has spoken with Archipelago. They have agreed to forgo their usual 60/40 commission structure. They have agreed to a 50/30/20 split with the 20% going to MISCA. This is specifically for Corlis but they are willing to work this type of deal with others.

A question was raised concerning the possibility of MISCA subsidizing year-round rentals. Doug believes we should find a specific house and discuss it at a later date.

The lease for the town office needs to be addressed. We need an occupancy agreement.

The roof/deck repair on the MISCA building was discussed. \$4650.00 was billed for the removal of the deck and reconstruction of the roof. \$12,894.06 was billed for the construction of the replacement deck. A \$15,000.00 estimate has been given for the original plan. When the plan was revised, Matt Schweier had a discussion with Victor and Matt understood that Victor could do the job within the original \$15,000.00 estimate. It was agreed that any future jobs should be agreed on in writing.

Motion to pay Victor \$12,894.06 for the deck construction passed by majority.

Warrant #005-2006 was signed for \$115,223.07. We have approximately \$25,000 in the checking account. This includes the \$5000 from Monhegan Associates.

The Don Stone painting needs to be returned from the Island Institute and hung on island. Alice will work on this.

Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Secretary

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of the Trustees
10-14-05
5:00 P.M. at Monhegan Library

Present: Doug Boynton, Lucas Chioffi, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Chris Cash, Alison Hill, Barbara Hitchcock, Jess Stevens and Matt Weber.

Meeting called at 5:08 P.M.

Treasurer's report: Warrant #090-2005 for \$12,689.00 was signed 9-21-05. Warrant #010-2005 for \$1,683.76 was signed today.

Our loan went up 1/4% to 6.75%. We have \$63,086.11 in our account. We've received \$7,000 for the Don Stone raffle.

Scaff property update: The P&S agreement for Matt Weber was discussed. Matt reiterated that he wanted the option to choose not to have Ted Hoskins crew build his house. There was general agreement about his issue. Changes were made to the wording. Change #1-"5% interest" was changed to "together with interest paid by interest holder". Change #2-Matt questioned the wording "second dwelling" and asked whether that meant he wouldn't be able to build a shop. It was changed to "purchase the building rights so approved by LURC".

Jess questioned our legal need to include a property disclosure. As we had just signed a P&S agreement, Doug felt it must be legal. Motion: Approve the changes in wording on Matt Weber P&S agreement to those stated above. Approved by all Trustees.

Doug will make corrections with lawyer and get copies to Matt.

Fundraising: The initial mailing for the don Stone painting was sent two week ago using Don Stone's mailing list. The Fitzgerald mailing list has been made available. Jess, Alison and Tara volunteered to meet with Billy Boynton at the Lupine Gallery to create a list to send a second mailing. Doug stressed that the incoming checks need to be dealt with quickly. It was agreed that the checks would be photocopied as a means of record keeping.

Tara reported that the laptop Patrick Guyer donated was not sufficient for MISCA's purposes. Tara and Jess will research the purchase of a new laptop.

Meeting adjourned at 6:00 P.M.

Respectfully submitted.

Monhegan Island Sustainable Community Association (MISCA)
Special Meeting of Trustees
11-1-05
4:00 P.M. at Monhegan Library

Present: Doug Boynton, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Alison Hill, Jess Stevens, Matt Weber, Mary Ann Boody, Alice Boynton and Marianne Blanchard.

Meeting called at 5:00 P.M.

Minutes for 10-14-05 were read and approved by all Trustees.

Scaff property update: Doug read a letter from the Wyeth Foundation discussing a \$35,000 donation from Jamie and Phyllis Wyeth toward the purchase of new property.

Treasurer report: We have a total of \$97,486.65. Jess wants us to look at the budget. We need to keep \$21,000 in the account as an operating budget.

Matt Weber's P&S agreement: Matt's lawyer would prefer a promissory note, mortgage and contract between MISCA and Matt. The bank wants a P&S agreement. Matt and Richard will work on a P&S agreement and will revise the promissory note.

The Scaff house needs to be appraised. The closing is tentatively scheduled for 11/15/05.

Jess asked for a copy of the Hill/MISCA P&S agreement. Doug will ask the bank to send a copy.

Tara received a letter from the DEP demanding we apply for a transfer from the MISCA building overboard discharge line. Matt Schweier will handle this.

Tara is counting and collecting for the Don Stone raffle. The Island Institute would like to display the painting and sell tickets. Doug will investigate insuring the painting and take it and 30 tickets to the Institute next week.

The Working Waterfront is doing an article on the Scaff/MISCA project.

Meeting called at 5:40 P.M.

Respectfully submitted

Secretary

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

Present: Doug Boynton, Richard Farrell, Matt Schweier, Tara Hire, Pamela Rollinger, Barbara Hitchcock, Alison Hill, Matt Weber and Ted Tihansky.

Meeting called at 5:00 P.M.

Minutes from 11-1-05 were read and approved by all Trustees.

Matt Weber P&S agreement: Matt is still working on P&S.

Motion: Matt will call Monday a.m. and will sign what he and Richard worked out unless something they've agreed upon is not legal. Closing date will be determined Monday between the lawyers, bank and Genesis. Approved by all Trustees.

Alison needs insurance by closing. Richard will speak with Chris Scaff about who insures him and try to get a policy switch for Alison.

John Gummere donated \$100,000. Doug is writing a thank you.

Motion: We access the \$100,000 instead of the mortgage. All Trustees voted in favor.

Don Stone painting: The Institute is ready. Billy will wrap it for transport.

Budget-Tara and Jess are working on this.

The windows in the back room at the Black Duck will not close. Doug will help get them closed.

Meeting adjourned at 5:20 P.M.

Respectfully 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