

MISCA MEETING
October 15, 2013

Present: Richard Farrell, Marian Chioffi, Matt Weber, Helen Prince, Sue Hitchcox, Tara Hire, Danik Farrell, Kathie Iannicelli, Travis Dow, Barbara Hitchcock, Carson Schnell, Judy Weber, Lisa Brackett.

The minutes from September 23rd were accepted as read.

Treasurer Tara Hire reported a checking account balance of \$64,833.54 and a MICA account balance of \$7,952.95. Warrant 010-2013 totaled \$3,211.80. Tara noted that the mortgage payment on the Jacobson House amounts to \$778.18 per month.

Old Business:

The Jacobson house:

The closing on the house took place October 9, 2013. Richard will confer with the Trustees and per their schedules, set up a time for Travis and Angela to tour the house.

Barbara reported numerous items left behind by Chris and Rich in the yard. MISCA will see to the clean-up and removal of all such items.

The Store:

The Trustees will work on a lease for the store in Executive Session, and a draft will be sent to Lisa.

Lisa reported the counters in the store have been installed.

Tara confirmed she must be moved out of the Carina by October 30th.

Richard reported Matt Schweier wants to look at the site before commenting on burying the water line. He is preparing to start work on the septic system tomorrow.

Marian obtained a quote of \$1,395.00 for a new Rinnai heater. Victor could install an unvented, thermostatically-controlled propane heater for about \$300.00. She reported Dom Turgeon is coming on Saturday and needs to know where fixtures are to be installed. Lisa will email Dom regarding a plan and will meet him at the store.

MOTION: That MISCA authorize the expenditure of \$1,395.00 for a Rinnai heater, and \$300.00 for the installation of a propane heater. Passed.

Snug Harbor:

The Trustees will work on a lease for Snug Harbor in Executive Session. The lease term will begin November 1, 2013.

Marian reported on the walk-through of the house. The coal stove needs to be replaced. Marian obtained a quote of \$1,700.00 for the purchase and delivery to Port Clyde of a new coal stove. She will call tomorrow to check on the possibility of a lower quote for a used stove. Some discussion ensued regarding coal stoves vs. other means of heating the house. In the interest of getting the heating system in place before the weather turns cold, the purchase of a coal stove was agreed upon.

MOTION: MISCA will buy a new coal stove for up to \$1,700.00, if a good used stove is not available. Passed.

New Business:

Online Quickbooks:

A software upgrade is needed for MISCA's Quickbooks software. Tara is investigating options, including the cost of online Quickbooks, and will report back with her recommendation.

RCDI Grant:

Richard received an email from Mary Terry of the Genesis Foundation regarding MISCA's possible participation in an RCDI Grant. This grant would go toward "capacity-building" and is not available for use in house construction. Richard requests that uses for any such funds, and the desired amounts, be developed prior to any grant being awarded. Matt renewed his proposal that such funds could go toward hosting an Island Fellow.

MISCA minutes:

Barbara asked if the MISCA meeting minutes could be posted on the website. Richard will look into this.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary

MISCA MEETING
December 11, 2013

Present: Richard Farrell, Marian Chioffi, Matt Weber, Sue Hitchcox, Danik Farrell, Kathie Iannicelli, Angela Iannicelli, Travis Dow.

Technical difficulties with the conference calling equipment or server prevented Helen and Tara from joining.

The minutes from October 15th were accepted as read.

Richard read Treasurer Tara Hire's report. There is a checking account balance of \$55,153.77 and a MICA account balance of \$8,948.95. Warrant 011-2013 totaled \$152,997.85 and was approved. The Trustees have approved up to \$1,000.00 for Tara to purchase up-to-date Quickbooks software and a computer. The rent on Snug Harbor is up-to-date except for \$50.00 still owed from August. Jenn Pye would like to hand off her membership duties to another volunteer.

Old Business:

The Jacobson house:

The house was advertised per the process stipulated in the by-laws. Angela and Travis are the only applicants.

The terms under which the house is offered are being revised. An outline of the new offer will be sent to Donna, as MISCA Contact Person, and she will email them to Travis and Angela.

The new offer presents two options:

Option A – purchase in full at a price of \$100,000.00.

Option B – rental for two years at a monthly rate of \$650.00. The renters would be responsible for all maintenance on the home, except for septic, for the duration of the rental period. The resale cap on the home would be \$150,000.00, provided the windows are trimmed, the basement finished and insulation completed.

The process will proceed as before, with the next step being an information meeting attended by the Trustees and applicants, to take place after the holidays.

The Store:

The store lease has been completed and signed by Lisa.

The southern wall of the store will be reshingled, but likely not until the summer. This and other jobs will go out to bid and will proceed as finances permit.

A division between the store and house will need to be determined. Some sort of fence or possibly a divider of plantings will be installed along this line.

Snug Harbor:

The lease will be restructured so Tony and Kurt may pay their respective portion of the rent separately. Neither party will be financially responsible for the other's rent payment.

Marian reported on various repair and maintenance activities. Dom Turgeon has reviewed the pump house and agreed that the well can be left alone for now. Lucas has built a container box for the air pump for the septic. Lucas and Kurt have finished installing the coal stove and electrical outlet for the blower. The downstairs east window should be replaced and the rotten sill repaired, but this can happen later.

Lucas has proposed that the pump house be insulated, with a light bulb installed to provide constant heat.

MOTION: MISCA will engage Lucas to insulate the pump house. Passed.

New Business:

Jacobson house – timetable for sale:

Richard proposed commencing the process on January 6th, with an information meeting on the 13th and applications due by the 17th. This timetable is agreeable with everyone's schedules.

Annual Letter:

Richard has sent the Trustees a draft of the annual letter, with a request for feedback.

Next MISCA meeting:

Scheduled for Wednesday, January 22nd.

MICA building snow removal:

Marian reported that Stew will be the lead on this, with Travis as backup. Lucas has removed and stored the screens.

MICA building water testing:

Continued DEP filtering is unlikely, given the very low MBTE levels which registered on a recent test. Marian will call the food regulator to determine if the test levels would still warrant filtering support, given that food is served at the Black Duck.

Store water testing:

Testing the store's water should be investigated.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary